

May 2024



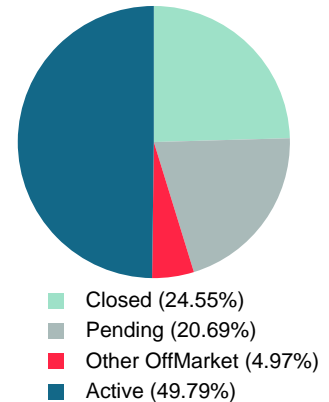
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	256,500	288,700	12.55%
Median Sale Price	254,340	285,000	12.05%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	9.00	14.00	55.56%
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.

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 **12.05%** in May 2024 to \$285,000 versus the previous year at \$254,340.

Median Days on Market Lengthens

The median number of **14.00** days that homes spent on the market before selling increased by 5.00 days or **55.56%** in May 2024 compared to last year's same month at **9.00** DOM.

Sales Success for May 2024 is Positive

Overall, with Median 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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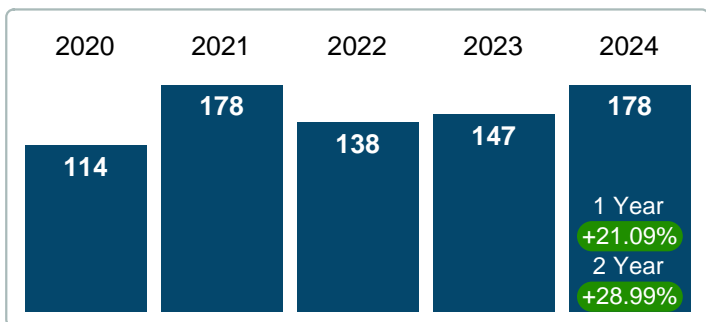
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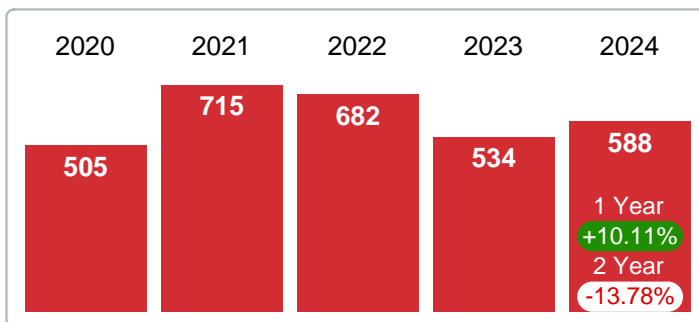
CLOSED LISTINGS

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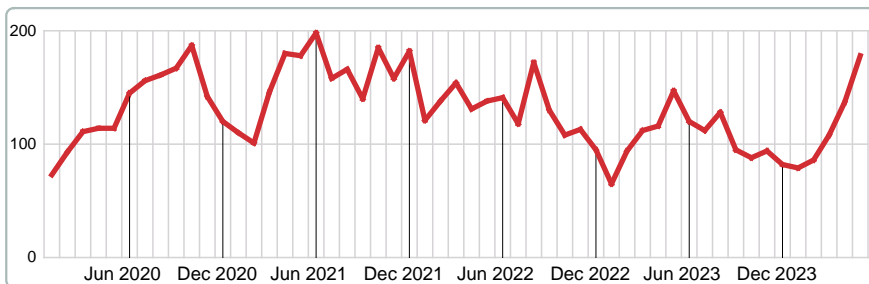
MAY



YEAR TO DATE (YTD)

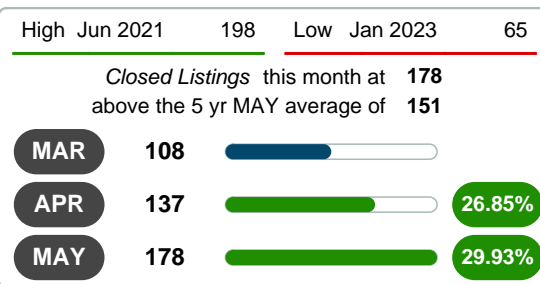


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 151



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	19	10.67%	5.0	4	10	5	0
\$175,001 - \$200,000	11	6.18%	26.0	1	7	3	0
\$200,001 - \$225,000	18	10.11%	4.5	0	17	1	0
\$225,001 - \$300,000	54	30.34%	14.0	1	37	14	2
\$300,001 - \$350,000	34	19.10%	10.0	1	22	11	0
\$350,001 - \$450,000	23	12.92%	37.0	0	14	8	1
\$450,001 and up	19	10.67%	38.0	0	7	9	3
Total Closed Units	178			7	114	51	6
Total Closed Volume	54,070,865	100%	14.0	1.28M	32.66M	17.15M	2.98M
Median Closed Price	\$285,000			\$160,000	\$267,243	\$315,000	\$490,000

May 2024



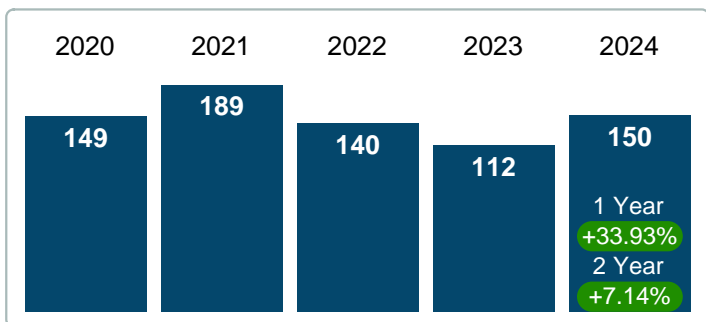
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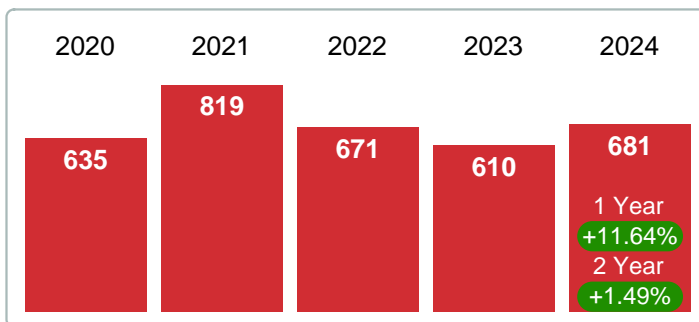
PENDING LISTINGS

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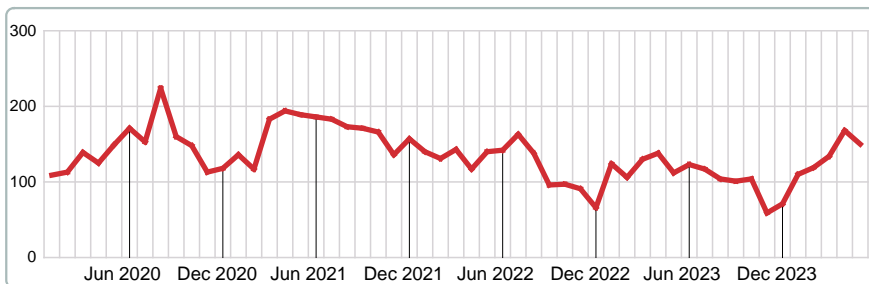
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 148

High Aug 2020 224 Low Nov 2023 59

Pending Listings this month at 150 above the 5 yr MAY average of 148



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	15	10.00%	9.0	6	8	1	0
\$200,001 - \$225,000	12	8.00%	14.0	1	11	0	0
\$225,001 - \$250,000	21	14.00%	9.0	0	17	4	0
\$250,001 - \$325,000	44	29.33%	21.0	1	29	14	0
\$325,001 - \$375,000	18	12.00%	45.0	0	8	10	0
\$375,001 - \$550,000	25	16.67%	54.0	0	13	10	2
\$550,001 and up	15	10.00%	23.0	0	2	10	3
Total Pending Units	150			8	88	49	5
Total Pending Volume	51,832,505	100%	17.0	1.29M	25.60M	21.15M	3.78M
Median Listing Price	\$296,245			\$143,450	\$269,493	\$349,500	\$629,900

May 2024



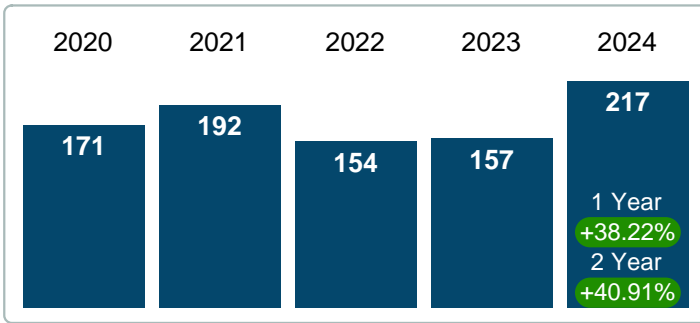
Area Delimited by County Of Wagoner - Residential Property Type



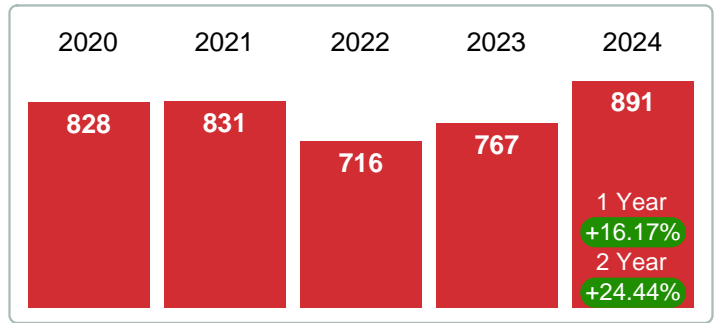
NEW LISTINGS

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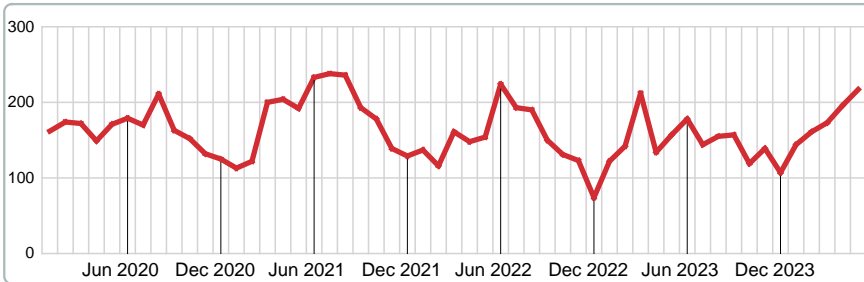
MAY



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**

- MAR 173
- APR 196 **13.29%**
- MAY 217 **10.71%**

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
Median New Listed Listing Price	\$309,900		\$124,950	\$269,693	\$375,750	\$570,000

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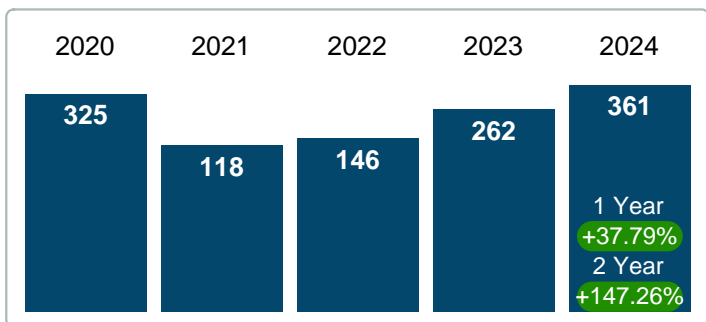
Area Delimited by County Of Wagoner - Residential Property Type



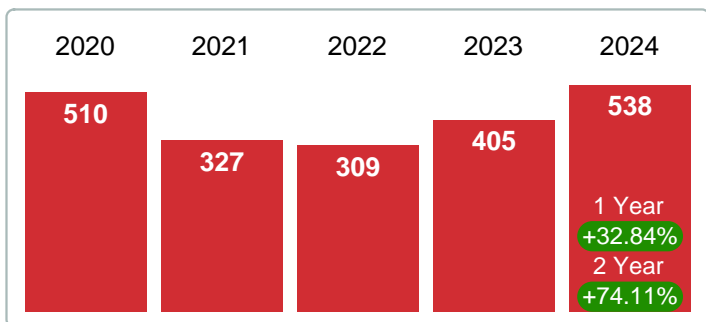
ACTIVE INVENTORY

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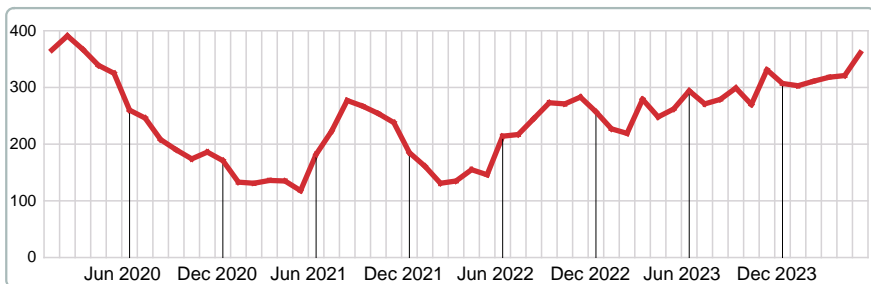
END OF MAY



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
- APR 321 **0.94%**
- MAY 361 **12.46%**

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	36	9.97%	65.0	18	12	5	1
\$175,001 - \$225,000	15	4.16%	42.0	1	13	1	0
\$225,001 - \$275,000	54	14.96%	19.5	0	41	12	1
\$275,001 - \$375,000	109	30.19%	45.0	2	63	40	4
\$375,001 - \$475,000	66	18.28%	38.0	1	31	30	4
\$475,001 - \$650,000	46	12.74%	47.0	1	12	30	3
\$650,001 and up	35	9.70%	46.0	1	7	19	8
Total Active Inventory by Units		361		24	179	137	21
Total Active Inventory by Volume		149,918,394	100%	5.01M	63.07M	65.83M	16.00M
Median Active Inventory Listing Price		\$349,900		\$96,000	\$315,000	\$394,900	\$570,000

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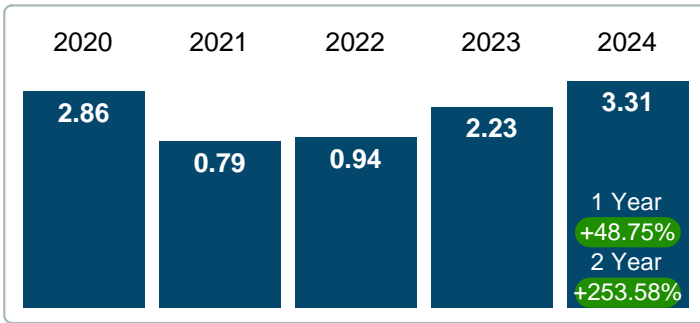
Area Delimited by County Of Wagoner - Residential Property Type



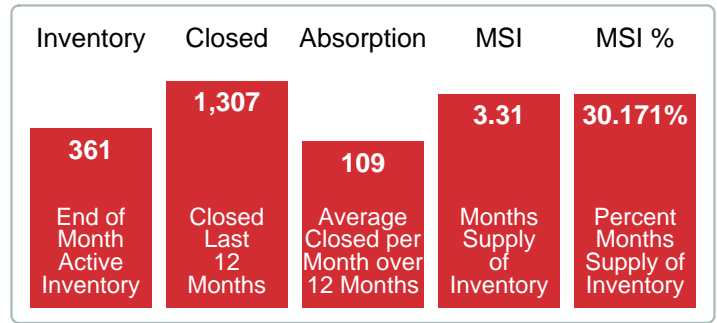
MONTHS SUPPLY of INVENTORY (MSI)

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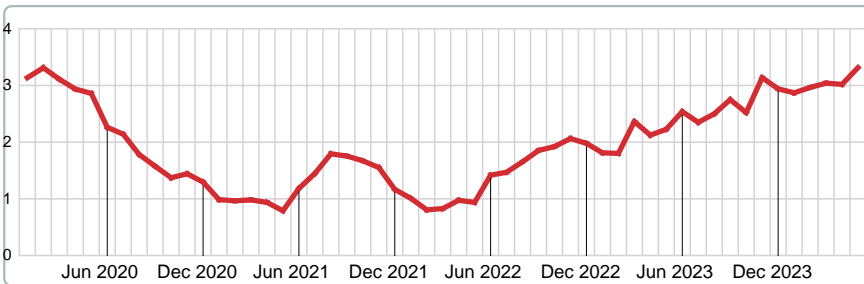
MSI FOR MAY



INDICATORS FOR MAY 2024

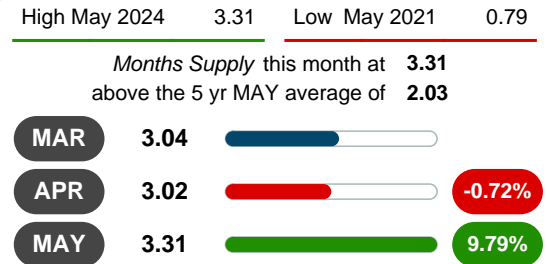


5 YEAR MARKET ACTIVITY TRENDS



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

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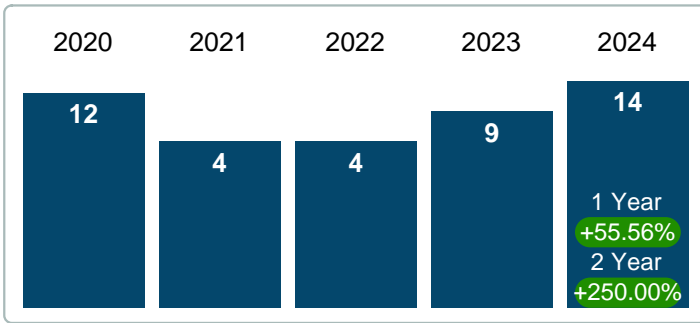
Area Delimited by County Of Wagoner - Residential Property Type



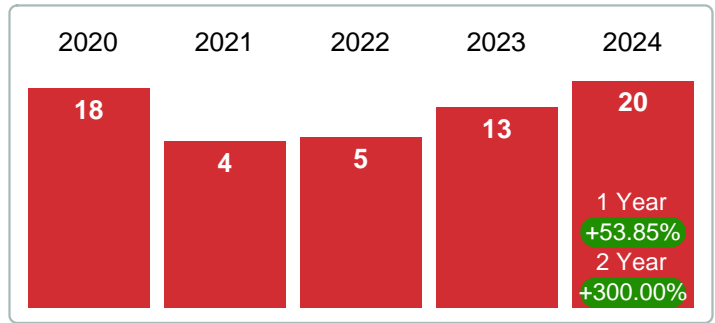
MEDIAN DAYS ON MARKET TO SALE

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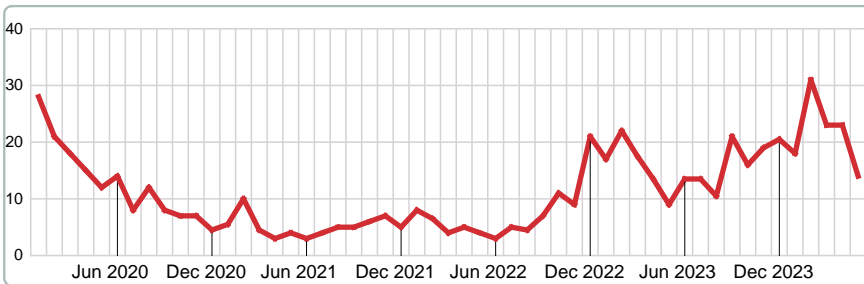
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

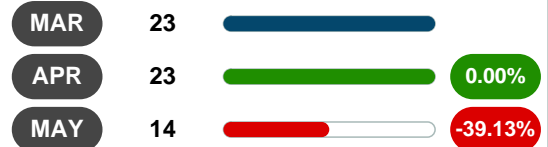


3 MONTHS

5 year MAY AVG = 9

High Feb 2024 31 Low Jun 2022 3

Median Days on Market to Sale this month at 14 above the 5 yr MAY average of 9



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
\$175,000 and less	10.67%	5	4	3	36	0
\$175,001 - \$200,000	6.18%	26	8	4	67	0
\$200,001 - \$225,000	10.11%	5	0	4	6	0
\$225,001 - \$300,000	30.34%	14	62	12	14	80
\$300,001 - \$350,000	19.10%	10	9	10	16	0
\$350,001 - \$450,000	12.92%	37	0	41	33	157
\$450,001 and up	10.67%	38	0	23	72	9
Median Closed DOM		14	5	11	28	42
Total Closed Units	100%	14.0	7	114	51	6
Total Closed Volume		54,070,865	1.28M	32.66M	17.15M	2.98M

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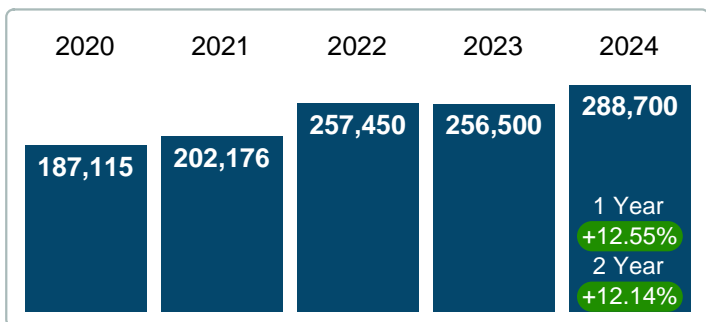
Area Delimited by County Of Wagoner - Residential Property Type



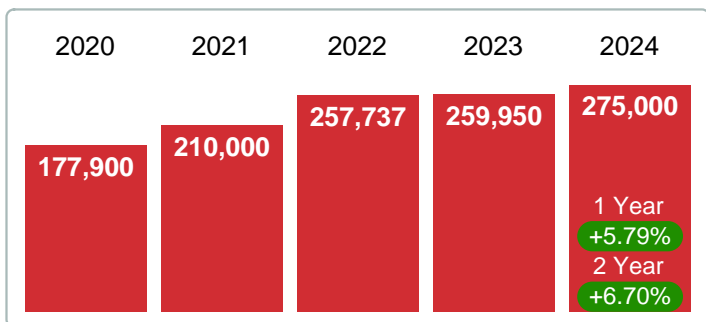
MEDIAN LIST PRICE AT CLOSING

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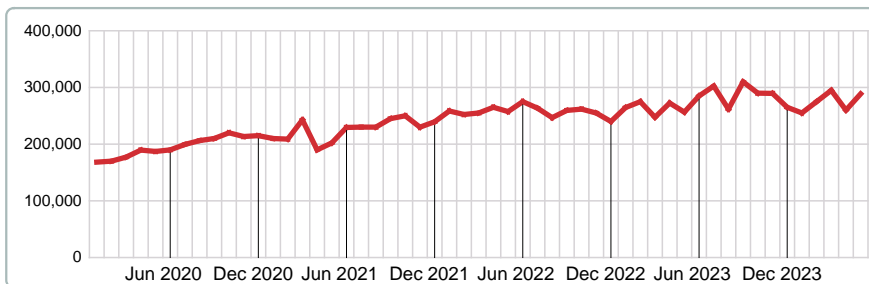
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

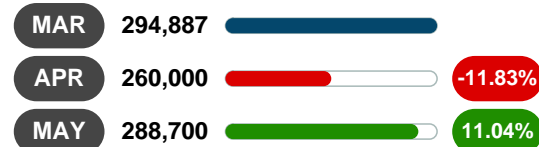


3 MONTHS

5 year MAY AVG = 238,388

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

Median List Price at Closing this month at **288,700**
above the 5 yr MAY average of **238,388**



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
\$175,000 and less	18	137,400	122,500	139,700	157,400	0
\$175,001 - \$200,000	12	197,250	180,000	199,900	190,000	0
\$200,001 - \$225,000	18	218,500	0	218,000	225,000	0
\$225,001 - \$300,000	55	269,000	295,000	255,000	269,000	292,000
\$300,001 - \$350,000	30	325,000	350,000	325,000	330,000	0
\$350,001 - \$450,000	25	399,000	0	397,000	399,900	0
\$450,001 and up	20	560,458	0	597,000	554,900	574,000
Median List Price		288,700	175,000	273,450	325,000	507,000
Total Closed Units		178	7	114	51	6
Total Closed Volume		54,304,877	1.33M	32.95M	17.07M	2.95M

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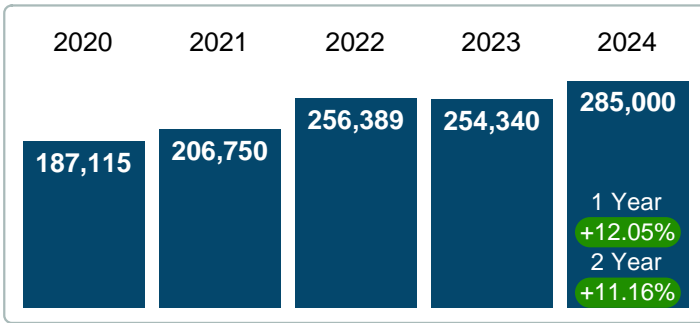
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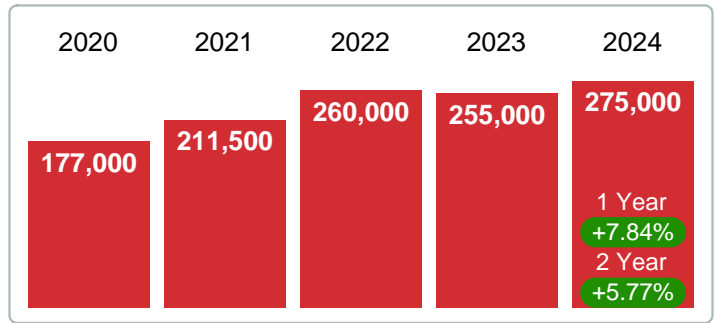
MEDIAN SOLD PRICE AT CLOSING

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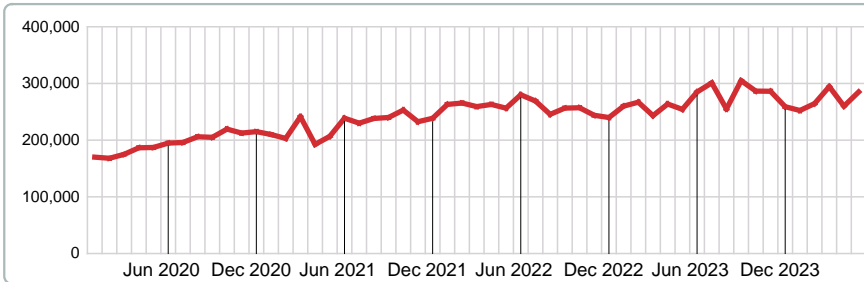
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 237,919

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

Median Sold Price at Closing this month at **285,000** above the 5 yr MAY average of **237,919**



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
\$175,000 and less	10.67%	139,000	122,500	140,500	160,000	0
\$175,001 - \$200,000	6.18%	193,900	180,000	193,900	195,000	0
\$200,001 - \$225,000	10.11%	215,000	0	215,000	215,000	0
\$225,001 - \$300,000	30.34%	263,500	265,000	255,000	271,165	285,000
\$300,001 - \$350,000	19.10%	325,512	332,000	325,001	326,023	0
\$350,001 - \$450,000	12.92%	399,900	0	397,000	407,450	450,000
\$450,001 and up	10.67%	566,850	0	575,000	566,015	585,000
Median Sold Price		285,000	160,000	267,243	315,000	490,000
Total Closed Units	100%	285,000	7	114	51	6
Total Closed Volume		54,070,865	1.28M	32.66M	17.15M	2.98M

May 2024



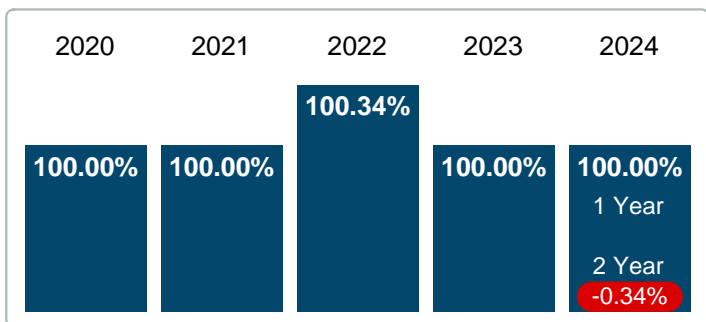
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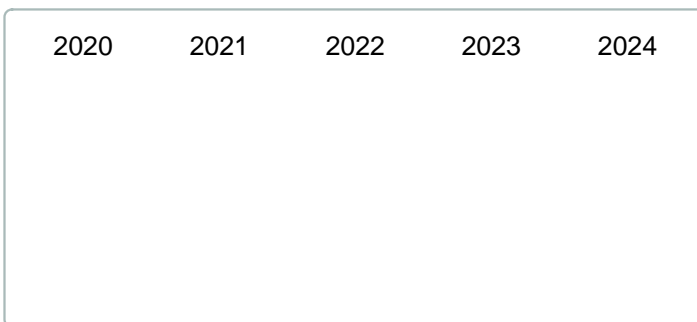
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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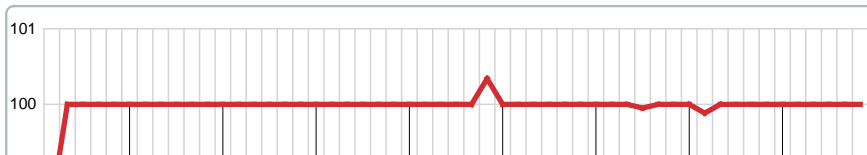
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 100.07%

High May 2022 100.34% Low Jan 2020 98.70%

Median Sold/List Ratio this month at 100.00% equal to 5 yr MAY average of 100.07%

- MAR 100.00%
- APR 100.00%
- MAY 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
\$175,000 and less	19	10.67%	98.27%	100.00%	100.00%	91.49%	0.00%
\$175,001 - \$200,000	11	6.18%	97.74%	100.00%	95.24%	104.21%	0.00%
\$200,001 - \$225,000	18	10.11%	99.91%	0.00%	100.00%	95.56%	0.00%
\$225,001 - \$300,000	54	30.34%	100.00%	89.83%	100.00%	100.00%	97.58%
\$300,001 - \$350,000	34	19.10%	100.00%	94.86%	100.00%	98.60%	0.00%
\$350,001 - \$450,000	23	12.92%	100.00%	0.00%	100.00%	100.00%	96.77%
\$450,001 and up	19	10.67%	100.00%	0.00%	98.00%	100.00%	97.66%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	97.22%
Total Closed Units		178	100%	7	114	51	6
Total Closed Volume		54,070,865		1.28M	32.66M	17.15M	2.98M

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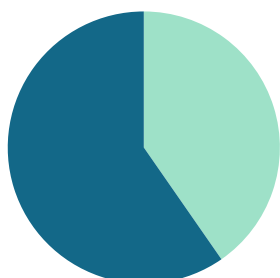
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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INVENTORY

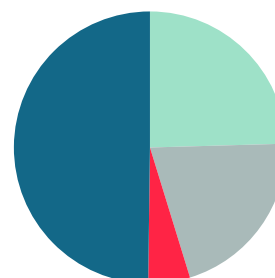


Inventory
 New Listings
217 = 40.33%
 Start Inventory
321
 Total Inventory Units
538
 Volume
\$213,085,159

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%
Median List Price	256,500	288,700	12.55%	259,950	275,000	5.79%
Median Sale Price	254,340	285,000	12.05%	255,000	275,000	7.84%
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	9.00	14.00	55.56%	13.00	20.00	53.85%
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

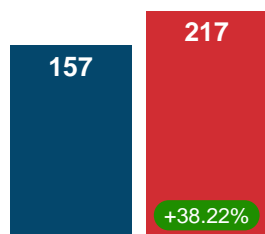
Inventory on May 31, 2024 = **361**

2023 **2024**

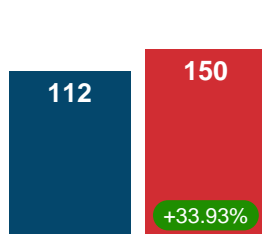
MAY MARKET

MEDIAN PRICES

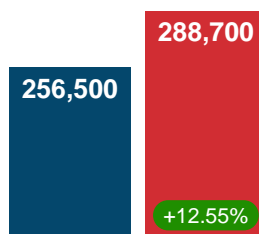
New Listings



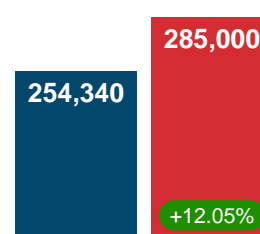
Pending Listings



List Price



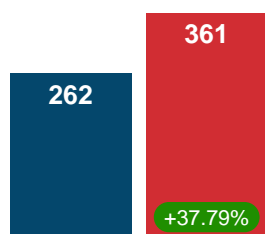
Sale Price



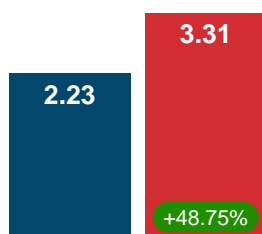
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

