

June 2024



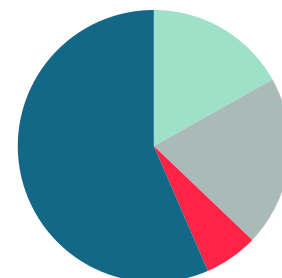
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	June 2024	+/-%
Closed Listings	120	114	-5.00%
Pending Listings	123	137	11.38%
New Listings	178	192	7.87%
Average List Price	316,921	366,876	15.76%
Average Sale Price	316,986	360,491	13.72%
Average Percent of Selling Price to List Price	98.95%	98.71%	-0.24%
Average Days on Market to Sale	33.62	33.77	0.46%
End of Month Inventory	294	382	29.93%
Months Supply of Inventory	2.54	3.52	38.82%



■ Closed (16.86%)
■ Pending (20.27%)
■ Other OffMarket (6.36%)
■ Active (56.51%)

Absorption: Last 12 months, an Average of **108** Sales/Month
Active Inventory as of June 30, 2024 = **382**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2024 rose **29.93%** to 382 existing homes available for sale. Over the last 12 months this area has had an average of 108 closed sales per month. This represents an unsold inventory index of **3.52** 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 **13.72%** in June 2024 to \$360,491 versus the previous year at \$316,986.

Average Days on Market Lengthens

The average number of **33.77** days that homes spent on the market before selling increased by 0.16 days or **0.46%** in June 2024 compared to last year's same month at **33.62** DOM.

Sales Success for June 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 192 New Listings in June 2024, up **7.87%** from last year at 178. Furthermore, there were 114 Closed Listings this month versus last year at 120, a **-5.00%** decrease.

Closed versus Listed trends yielded a **59.4%** ratio, down from previous year's, June 2023, at **67.4%**, a **11.93%** 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

June 2024



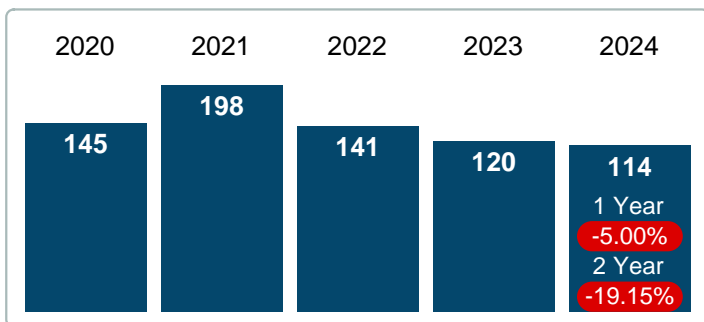
Area Delimited by County Of Wagoner - Residential Property Type



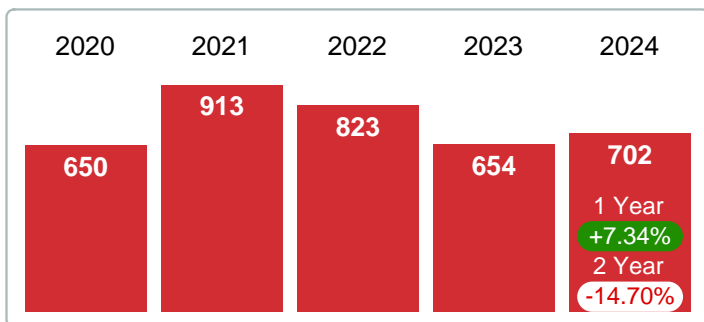
CLOSED LISTINGS

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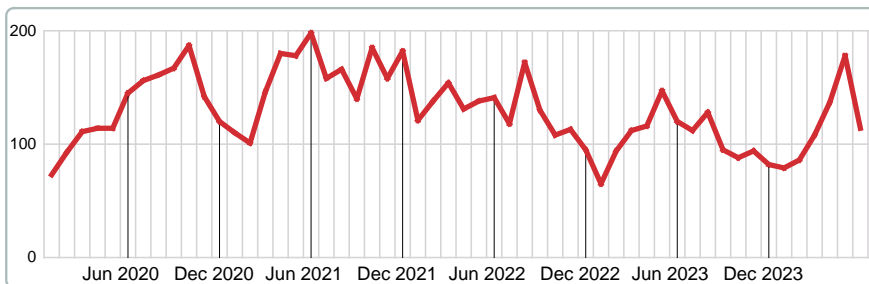
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 144

High Jun 2021 198 Low Jan 2023 65

Closed Listings this month at 114
 below the 5 yr JUN average of 144

APR	137	<div style="width: 95%;"></div>
MAY	178	<div style="width: 125%; background-color: green;"></div> 29.93%
JUN	114	<div style="width: 79%; background-color: red;"></div> -35.96%

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	10	8.77%	15.4	5	5	0	0
\$200,001 - \$225,000	7	6.14%	11.4	1	5	1	0
\$225,001 - \$275,000	17	14.91%	19.5	0	12	5	0
\$275,001 - \$350,000	36	31.58%	30.1	1	23	12	0
\$350,001 - \$425,000	18	15.79%	54.2	0	9	7	2
\$425,001 - \$550,000	13	11.40%	68.4	1	6	6	0
\$550,001 and up	13	11.40%	26.0	0	0	10	3
Total Closed Units	114			8	60	41	5
Total Closed Volume	41,095,980		100%	1.65M	17.79M	17.73M	3.92M
Average Closed Price	\$360,491			\$206,169	\$296,475	\$432,515	\$784,998

June 2024



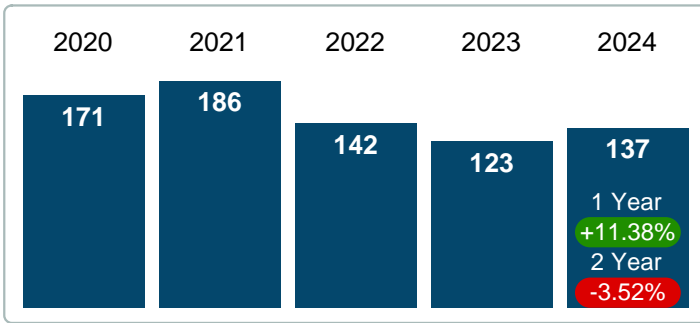
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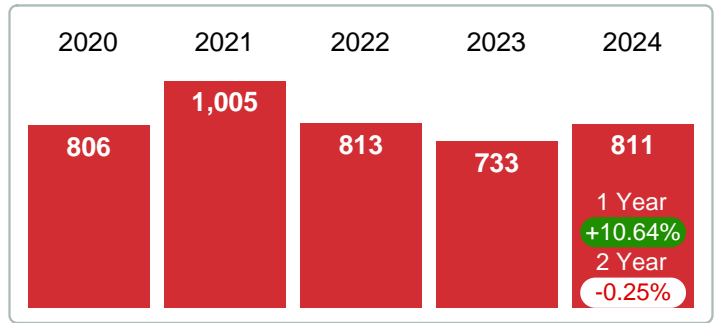
PENDING LISTINGS

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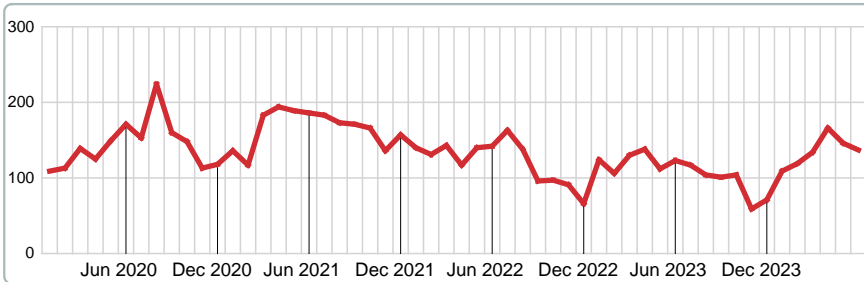
JUNE



YEAR TO DATE (YTD)

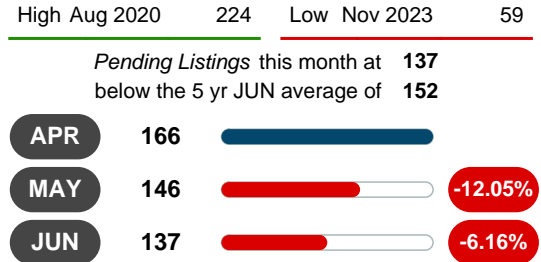


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 152



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	11	8.03%	12.9	6	5	0	0
\$150,001 - \$200,000	14	10.22%	24.6	2	12	0	0
\$200,001 - \$250,000	29	21.17%	30.1	0	25	3	1
\$250,001 - \$300,000	23	16.79%	31.1	0	17	6	0
\$300,001 - \$375,000	22	16.06%	36.3	0	15	7	0
\$375,001 - \$500,000	24	17.52%	42.2	0	9	14	1
\$500,001 and up	14	10.22%	83.1	0	2	10	2
Total Pending Units	137			8	85	40	4
Total Pending Volume	45,254,437	100%	33.5	941.30K	23.69M	17.97M	2.65M
Average Listing Price	\$360,822			\$117,663	\$278,730	\$449,180	\$663,475

June 2024



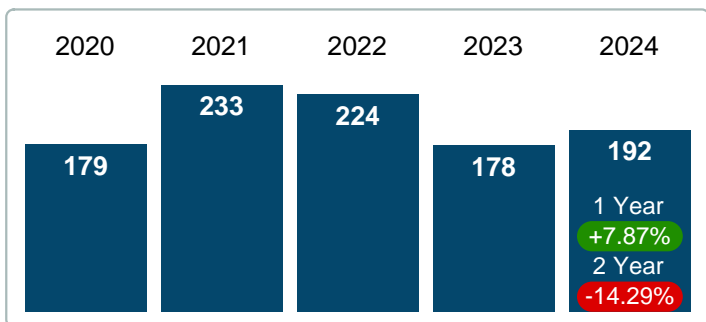
Area Delimited by County Of Wagoner - Residential Property Type



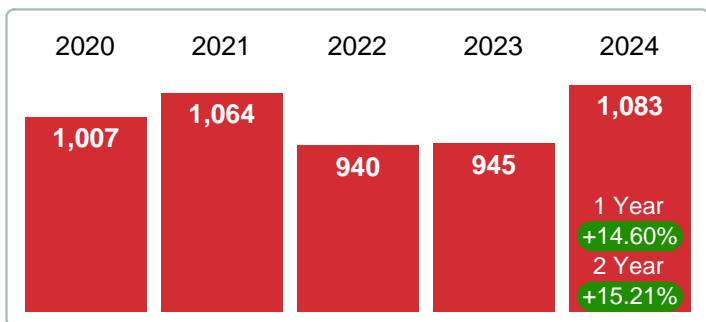
NEW LISTINGS

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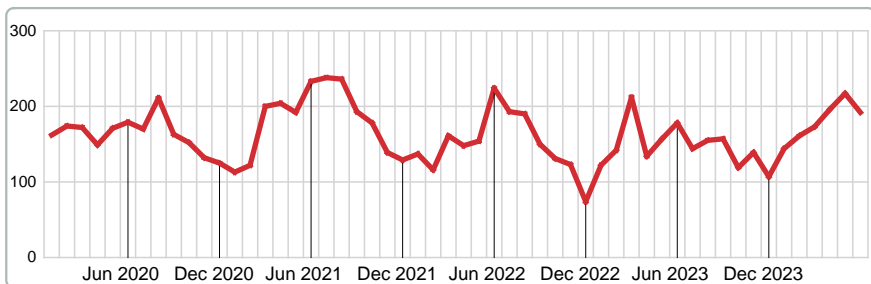
JUNE



YEAR TO DATE (YTD)

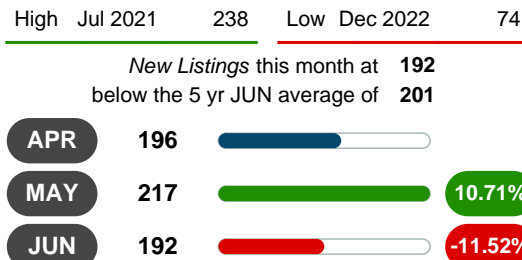


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 201



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	14	7.29%	8	5	1	0
\$150,001 - \$225,000	26	13.54%	4	21	1	0
\$225,001 - \$275,000	30	15.63%	0	23	7	0
\$275,001 - \$350,000	51	26.56%	0	37	14	0
\$350,001 - \$425,000	27	14.06%	0	18	9	0
\$425,001 - \$575,000	23	11.98%	0	11	10	2
\$575,001 and up	21	10.94%	1	8	8	4
Total New Listed Units	192		13	123	50	6
Total New Listed Volume	69,917,377	100%	2.10M	40.85M	21.76M	5.21M
Average New Listed Listing Price	\$358,649		\$161,169	\$332,147	\$435,167	\$868,300

June 2024



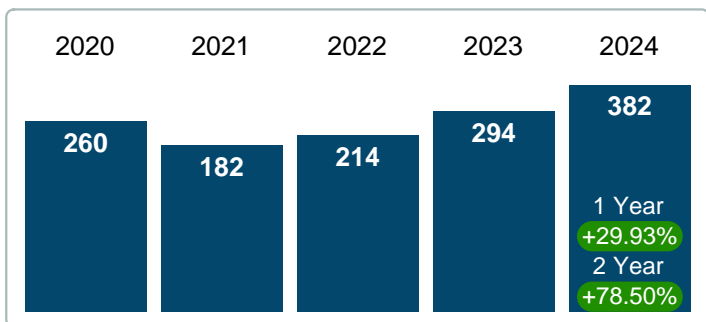
Area Delimited by County Of Wagoner - Residential Property Type



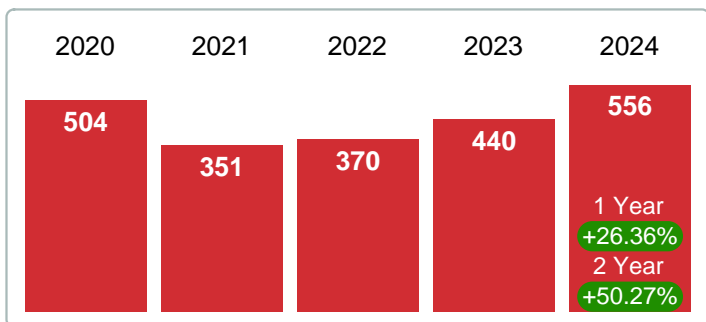
ACTIVE INVENTORY

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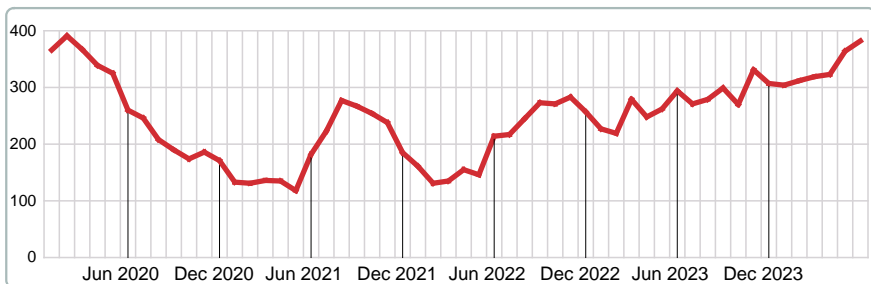
END OF JUNE



ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 266

High Feb 2020 391 Low May 2021 118

Inventory this month at **382**
above the 5 yr JUN average of **266**

- APR 323
- MAY 364 12.69%
- JUN 382 4.95%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	31	8.12%	86.3	17	7	6	1
\$150,001 - \$225,000	25	6.54%	30.2	3	21	1	0
\$225,001 - \$275,000	56	14.66%	44.3	0	42	14	0
\$275,001 - \$375,000	114	29.84%	69.1	1	69	39	5
\$375,001 - \$475,000	64	16.75%	67.0	1	38	22	3
\$475,001 - \$650,000	56	14.66%	78.2	3	21	27	5
\$650,001 and up	36	9.42%	68.7	1	7	21	7
Total Active Inventory by Units	382			26	205	130	21
Total Active Inventory by Volume	157,848,449	100%	65.3	6.19M	74.37M	61.84M	15.46M
Average Active Inventory Listing Price	\$413,216			\$237,896	\$362,759	\$475,712	\$735,952

June 2024



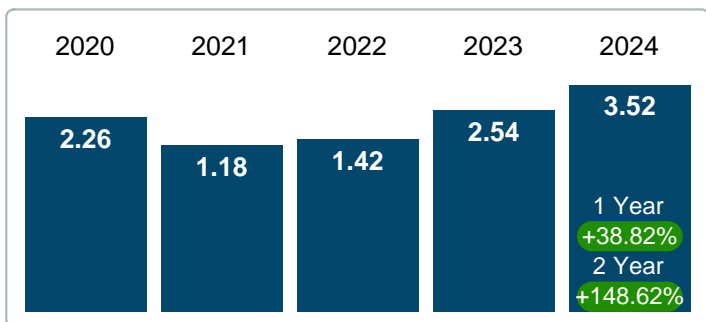
Area Delimited by County Of Wagoner - Residential Property Type



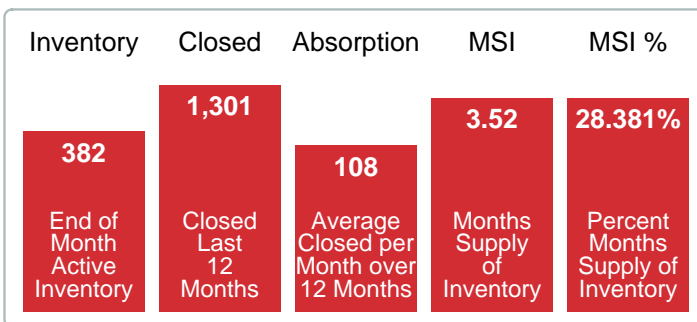
MONTHS SUPPLY of INVENTORY (MSI)

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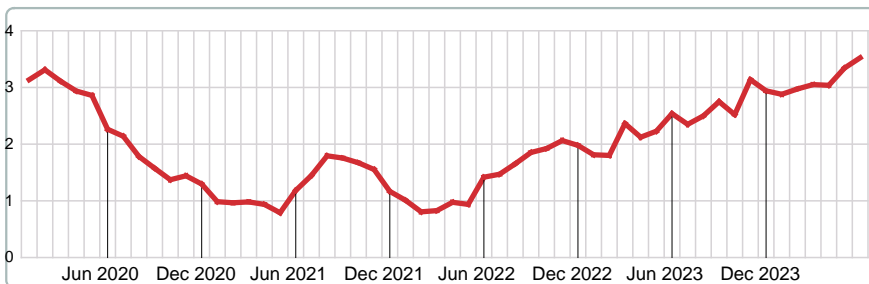
MSI FOR JUNE



INDICATORS FOR JUNE 2024



5 YEAR MARKET ACTIVITY TRENDS

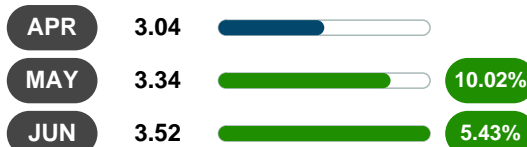


3 MONTHS

5 year JUN AVG = 2.18

High Jun 2024 3.52 Low May 2021 0.79

Months Supply this month at 3.52 above the 5 yr JUN average of 2.18



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
\$150,000 and less	31	8.12%	2.88	4.64	1.15	6.55	12.00
\$150,001 - \$225,000	25	6.54%	1.24	2.00	1.31	0.41	0.00
\$225,001 - \$275,000	56	14.66%	2.63	0.00	2.74	2.71	0.00
\$275,001 - \$375,000	114	29.84%	3.89	2.40	4.06	3.47	7.50
\$375,001 - \$475,000	64	16.75%	4.71	12.00	6.16	3.67	2.25
\$475,001 - \$650,000	56	14.66%	5.89	18.00	8.13	4.76	4.62
\$650,001 and up	36	9.42%	9.60	0.00	14.00	8.69	8.40
Market Supply of Inventory (MSI)			3.52	4.11	3.22	3.84	4.67
Total Active Inventory by Units		100%	382	26	205	130	21

June 2024



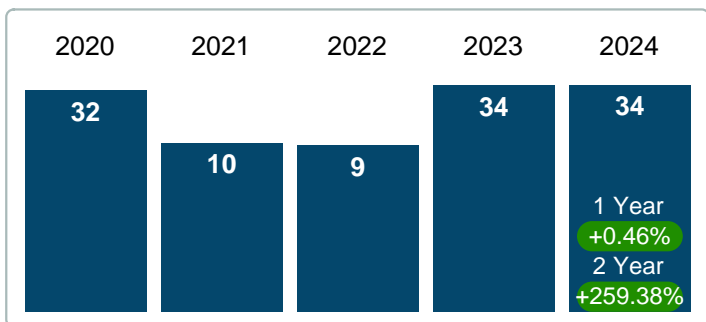
Area Delimited by County Of Wagoner - Residential Property Type



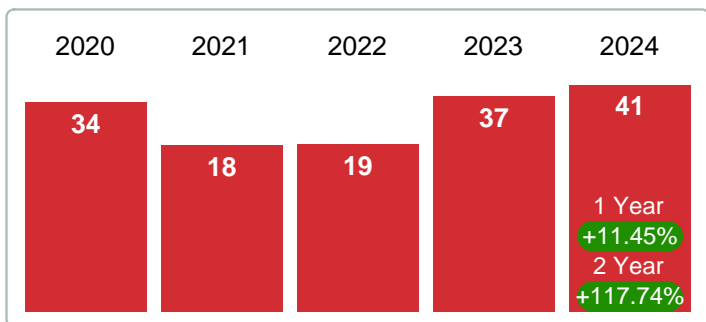
AVERAGE DAYS ON MARKET TO SALE

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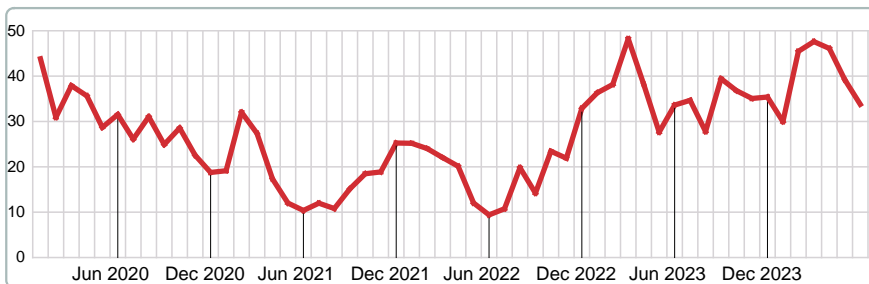
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 24

High Mar 2023 48 Low Jun 2022 9

Average Days on Market to Sale this month at 34 above the 5 yr JUN average of 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
\$200,000 and less	8.77%	15	21	10	0	0
\$200,001 - \$225,000	6.14%	11	19	11	4	0
\$225,001 - \$275,000	14.91%	19	0	21	15	0
\$275,001 - \$350,000	31.58%	30	23	29	33	0
\$350,001 - \$425,000	15.79%	54	0	53	47	82
\$425,001 - \$550,000	11.40%	68	1	51	97	0
\$550,001 and up	11.40%	26	0	0	19	50
Average Closed DOM		34	19	30	38	63
Total Closed Units	100%	34	8	60	41	5
Total Closed Volume		41,095,980	1.65M	17.79M	17.73M	3.92M

June 2024



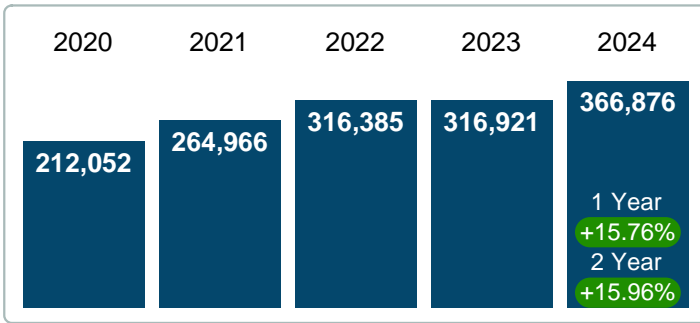
Area Delimited by County Of Wagoner - Residential Property Type



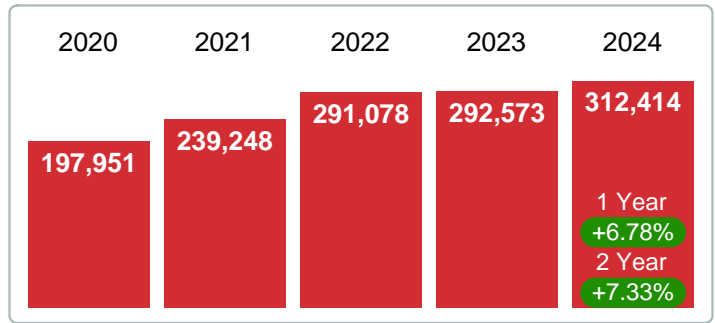
AVERAGE LIST PRICE AT CLOSING

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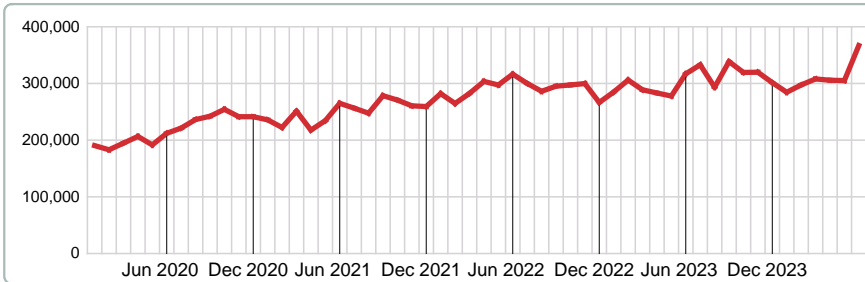
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

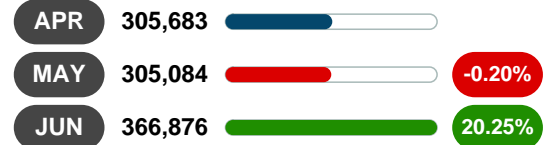


3 MONTHS

5 year JUN AVG = 295,440

High Jun 2024 366,876 Low Feb 2020 183,042

Average List Price at Closing this month at **366,876**
above the 5 yr JUN average of **295,440**



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	
\$200,000 and less	11	9.65%	133,564	122,560	131,280	0	
\$200,001 - \$225,000	6	5.26%	214,150	215,000	213,980	200,000	
\$225,001 - \$275,000	17	14.91%	251,073	0	250,437	252,600	
\$275,001 - \$350,000	35	30.70%	313,528	310,000	308,944	326,481	
\$350,001 - \$425,000	18	15.79%	383,991	0	379,870	391,014	
\$425,001 - \$550,000	14	12.28%	477,076	500,000	467,927	491,883	
\$550,001 and up	13	11.40%	787,472	0	0	702,0241,059,333	
Average List Price		366,876		204,725	301,061	441,205	806,600
Total Closed Units		114	100%	366,876	8	60	41
Total Closed Volume		41,823,864			1.64M	18.06M	18.09M

June 2024



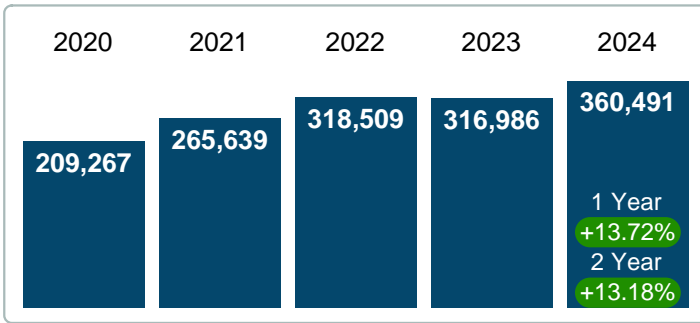
Area Delimited by County Of Wagoner - Residential Property Type



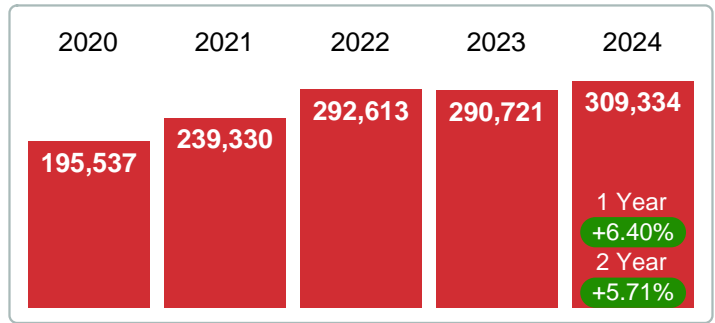
AVERAGE SOLD PRICE AT CLOSING

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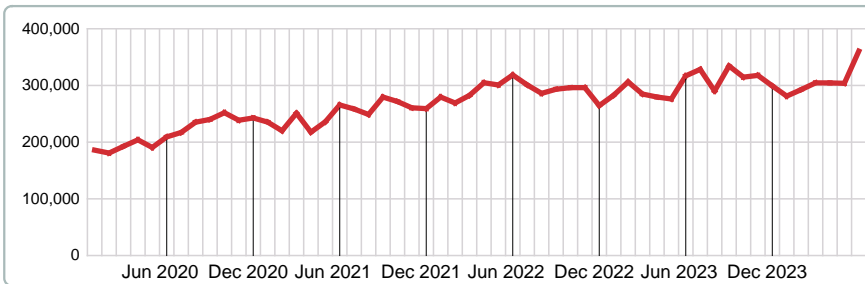
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

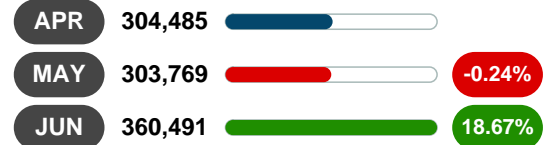


3 MONTHS

5 year JUN AVG = 294,179

High Jun 2024 360,491 Low Feb 2020 180,763

Average Sold Price at Closing this month at **360,491** above the 5 yr JUN average of **294,179**



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	
\$200,000 and less	10	8.77%	127,500	128,520	126,480	0	
\$200,001 - \$225,000	7	6.14%	212,429	215,000	212,400	210,000	
\$225,001 - \$275,000	17	14.91%	250,350	0	250,663	249,600	
\$275,001 - \$350,000	36	31.58%	308,147	305,000	302,187	319,831	
\$350,001 - \$425,000	18	15.79%	383,113	0	377,548	384,728	
\$425,001 - \$550,000	13	11.40%	475,370	486,755	456,320	492,523	
\$550,001 and up	13	11.40%	762,224	0	0	678,8921,039,997	
Average Sold Price		360,491		206,169	296,475	432,515	784,998
Total Closed Units		114	100%	360,491	8	60	41
Total Closed Volume		41,095,980			1.65M	17.79M	17.73M

June 2024



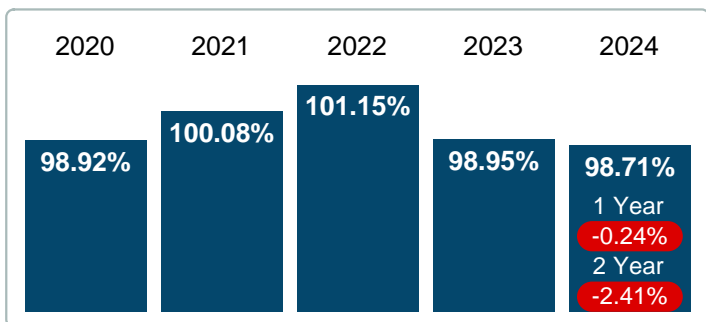
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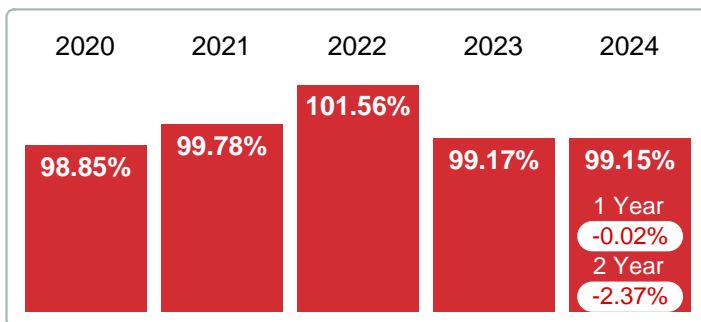
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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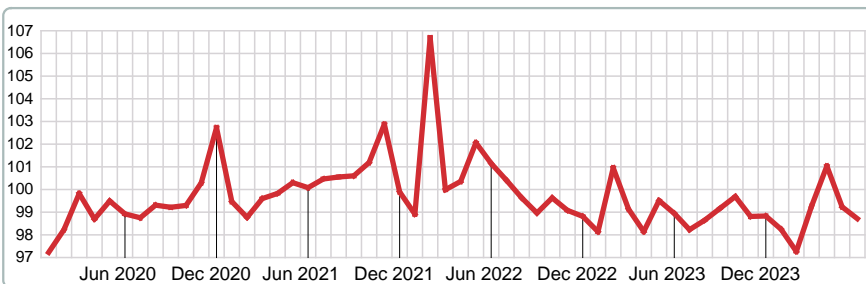
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

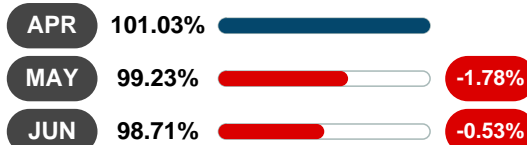


3 MONTHS

5 year JUN AVG = 99.56%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **98.71%**
below the 5 yr JUN average of **99.56%**



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	
\$200,000 and less	10	8.77%	99.60%	104.88%	94.31%	0.00%	0.00%	
\$200,001 - \$225,000	7	6.14%	100.18%	100.00%	99.25%	105.00%	0.00%	
\$225,001 - \$275,000	17	14.91%	99.80%	0.00%	100.21%	98.83%	0.00%	
\$275,001 - \$350,000	36	31.58%	97.95%	98.39%	97.90%	98.00%	0.00%	
\$350,001 - \$425,000	18	15.79%	98.52%	0.00%	99.47%	98.45%	94.44%	
\$425,001 - \$550,000	13	11.40%	98.77%	97.35%	97.56%	100.21%	0.00%	
\$550,001 and up	13	11.40%	98.16%	0.00%	0.00%	98.19%	98.02%	
Average Sold/List Ratio		98.70%		102.52%	98.38%	98.72%	96.59%	
Total Closed Units		114	100%	98.70%	8	60	41	5
Total Closed Volume		41,095,980			1.65M	17.79M	17.73M	3.92M

June 2024



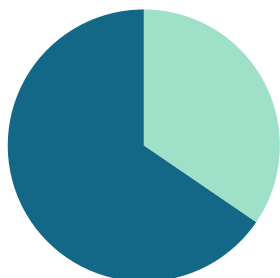
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

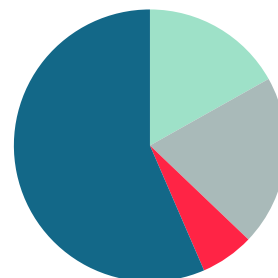


Inventory
 New Listings
192 = 34.53%
 Start Inventory
364
 Total Inventory Units
556
 Volume
\$219,086,577

Market Activity

Closed Sales
114 = 16.86%
 Pending Sales
137 = 20.27%
 Other Off Market
43 = 6.36%
 Active Inventory
382 = 56.51%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	120	114	-5.00%	654	702	7.34%
Pending Sales	123	137	11.38%	733	811	10.64%
New Listings	178	192	7.87%	945	1,083	14.60%
Average List Price	316,921	366,876	15.76%	292,573	312,414	6.78%
Average Sale Price	316,986	360,491	13.72%	290,721	309,334	6.40%
Average Percent of Selling Price to List Price	98.95%	98.71%	-0.24%	99.17%	99.15%	-0.02%
Average Days on Market to Sale	33.62	33.77	0.46%	36.51	40.69	11.45%
Monthly Inventory	294	382	29.93%	294	382	29.93%
Months Supply of Inventory	2.54	3.52	38.82%	2.54	3.52	38.82%

Absorption: Last 12 months, an Average of **108** Sales/Month

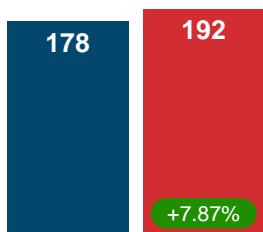
Inventory on June 30, 2024 = **382**

2023 **2024**

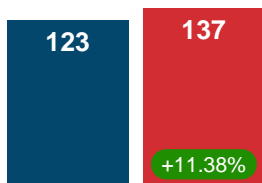
JUNE MARKET

AVERAGE PRICES

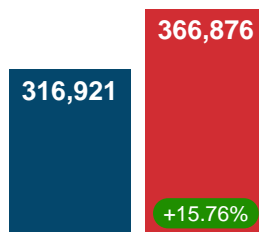
New Listings



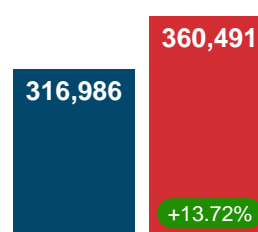
Pending Listings



List Price



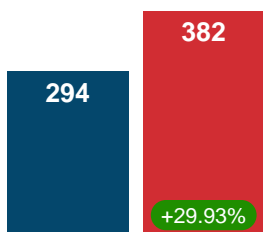
Sale Price



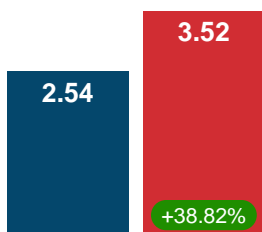
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

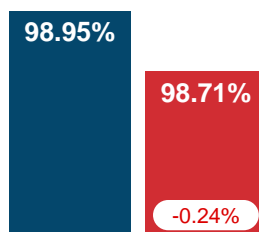
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

