

June 2024



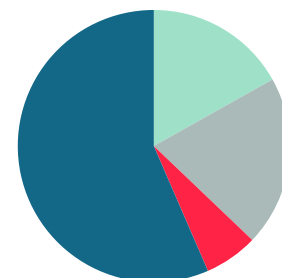
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	284,990	325,000	14.04%
Median Sale Price	284,990	319,995	12.28%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	13.50	14.00	3.70%
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.

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 **12.28%** in June 2024 to \$319,995 versus the previous year at \$284,990.

Median Days on Market Lengthens

The median number of **14.00** days that homes spent on the market before selling increased by 0.50 days or **3.70%** in June 2024 compared to last year's same month at **13.50** DOM.

Sales Success for June 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 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

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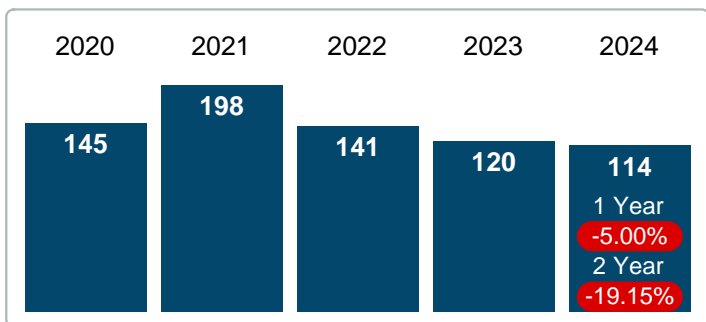
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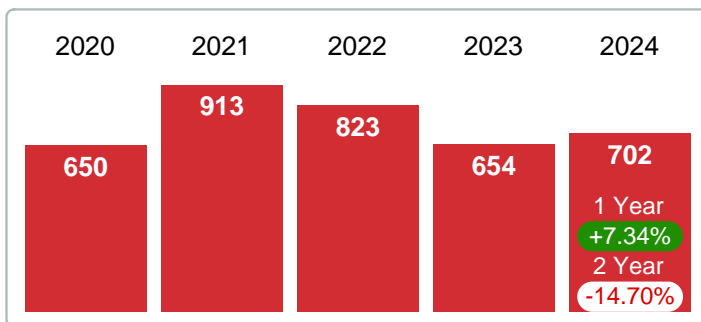
CLOSED LISTINGS

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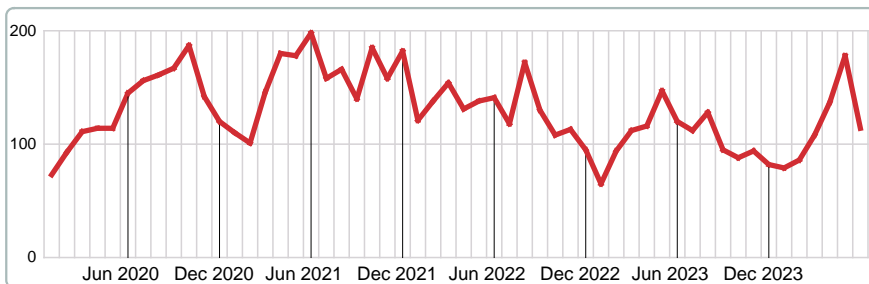
JUNE



YEAR TO DATE (YTD)

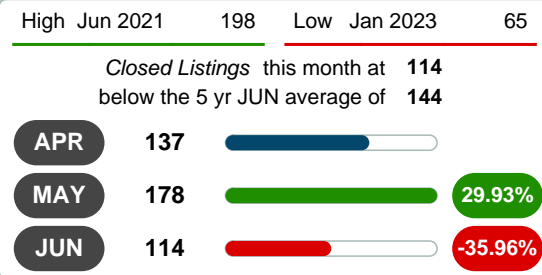


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 144



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	10	8.77%	3.5	5	5	0	0
\$200,001 - \$225,000	7	6.14%	5.0	1	5	1	0
\$225,001 - \$275,000	17	14.91%	12.0	0	12	5	0
\$275,001 - \$350,000	36	31.58%	14.5	1	23	12	0
\$350,001 - \$425,000	18	15.79%	21.0	0	9	7	2
\$425,001 - \$550,000	13	11.40%	22.0	1	6	6	0
\$550,001 and up	13	11.40%	16.0	0	0	10	3
Total Closed Units	114			8	60	41	5
Total Closed Volume	41,095,980	100%	14.0	1.65M	17.79M	17.73M	3.92M
Median Closed Price	\$319,995			\$165,800	\$290,503	\$385,000	\$670,000

June 2024



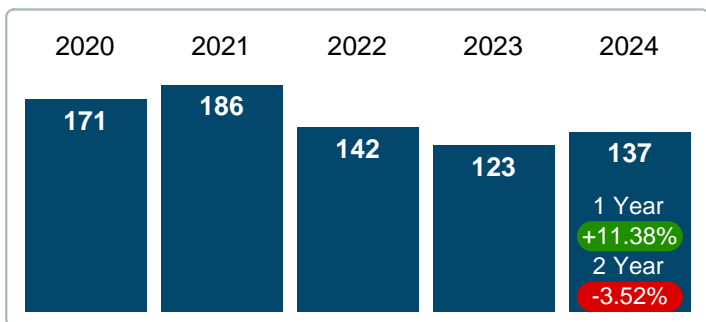
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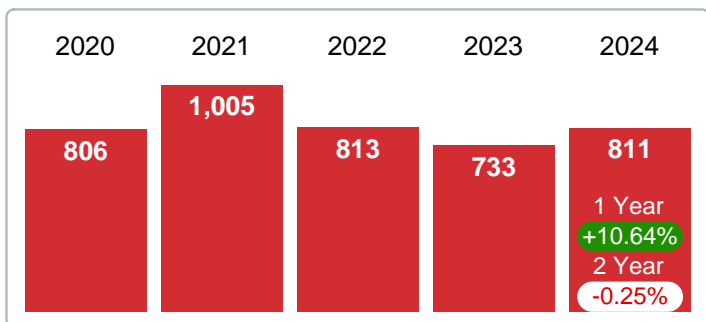
PENDING LISTINGS

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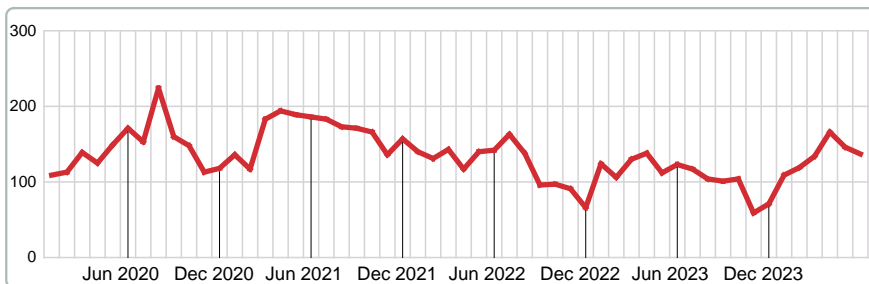
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 152

High Aug 2020 224 Low Nov 2023 59

Pending Listings this month at 137 below the 5 yr JUN average of 152



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	11	8.03%	5.0	6	5	0	0
\$150,001 - \$200,000	14	10.22%	11.5	2	12	0	0
\$200,001 - \$250,000	29	21.17%	17.0	0	25	3	1
\$250,001 - \$300,000	23	16.79%	12.0	0	17	6	0
\$300,001 - \$375,000	22	16.06%	14.0	0	15	7	0
\$375,001 - \$500,000	24	17.52%	16.0	0	9	14	1
\$500,001 and up	14	10.22%	20.0	0	2	10	2
Total Pending Units	137			8	85	40	4
Total Pending Volume	45,254,437	100%	13.0	941.30K	23.69M	17.97M	2.65M
Median Listing Price	\$295,000			\$132,950	\$255,000	\$382,500	\$559,450

June 2024



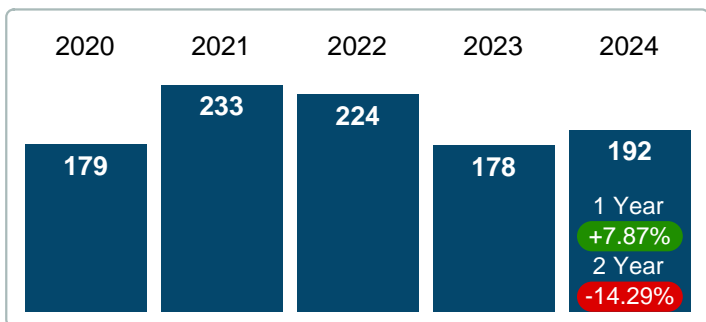
Area Delimited by County Of Wagoner - Residential Property Type



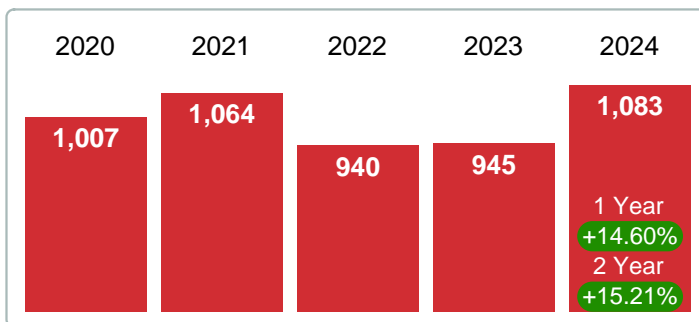
NEW LISTINGS

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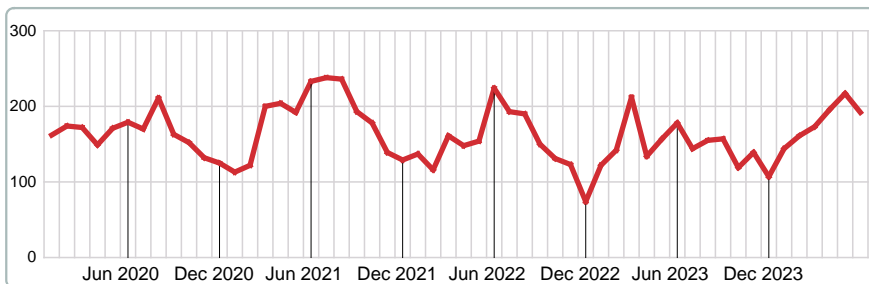
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 201

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 192 below the 5 yr JUN average of 201



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	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
Median New Listed Listing Price	\$310,995		\$135,000	\$300,000	\$359,400	\$664,950

June 2024



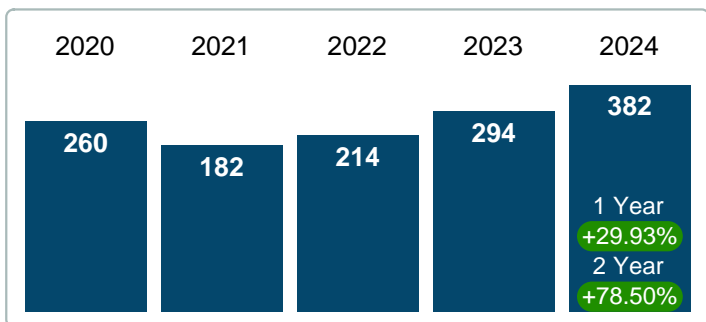
Area Delimited by County Of Wagoner - Residential Property Type



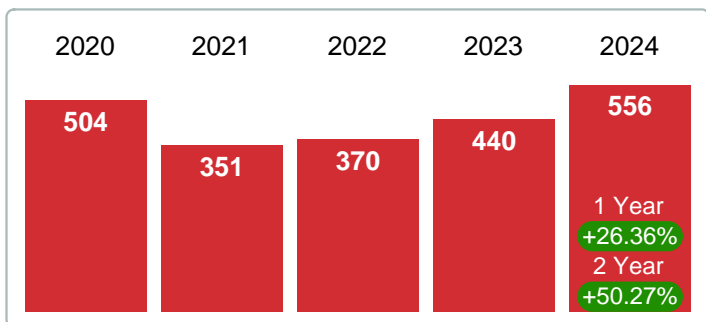
ACTIVE INVENTORY

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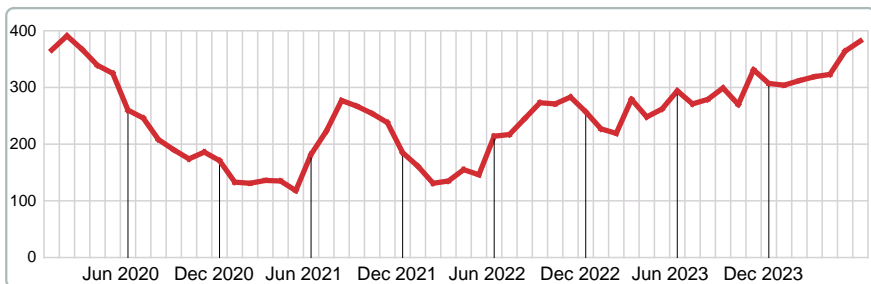
END OF JUNE



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	31	8.12%	76.0	17	7	6	1
\$150,001 - \$225,000	25	6.54%	20.0	3	21	1	0
\$225,001 - \$275,000	56	14.66%	38.5	0	42	14	0
\$275,001 - \$375,000	114	29.84%	46.0	1	69	39	5
\$375,001 - \$475,000	64	16.75%	43.5	1	38	22	3
\$475,001 - \$650,000	56	14.66%	50.0	3	21	27	5
\$650,001 and up	36	9.42%	60.0	1	7	21	7
Total Active Inventory by Units		382		26	205	130	21
Total Active Inventory by Volume		157,848,449	100%	6.19M	74.37M	61.84M	15.46M
Median Active Inventory Listing Price		\$345,082		\$99,750	\$322,500	\$385,000	\$559,000

June 2024



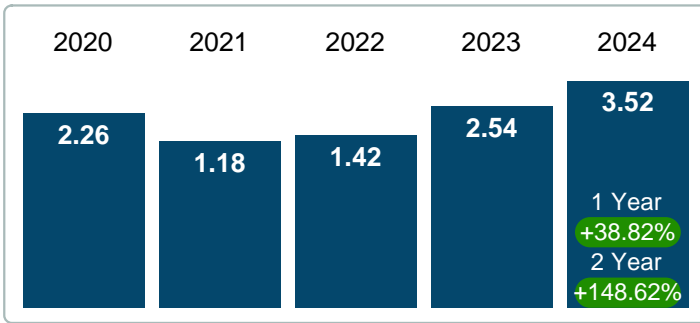
Area Delimited by County Of Wagoner - Residential Property Type



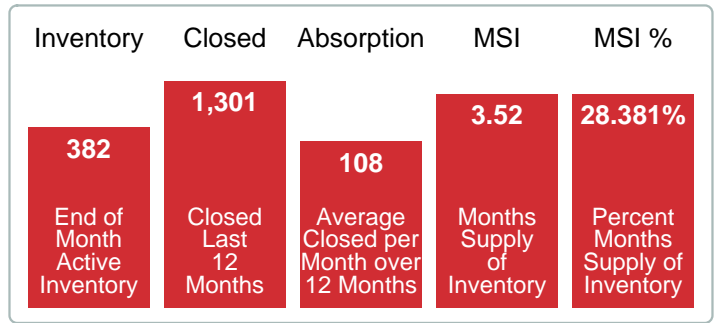
MONTHS SUPPLY of INVENTORY (MSI)

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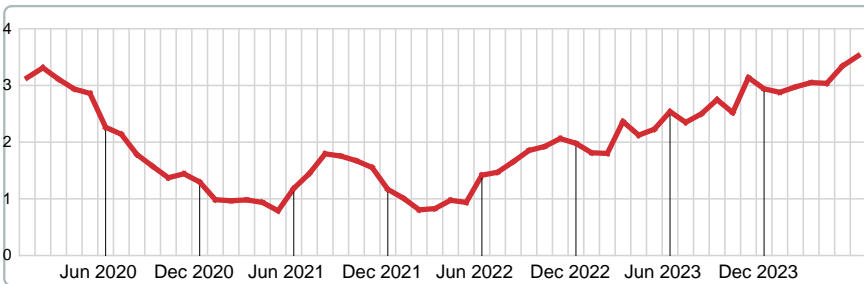
MSI FOR JUNE



INDICATORS FOR JUNE 2024

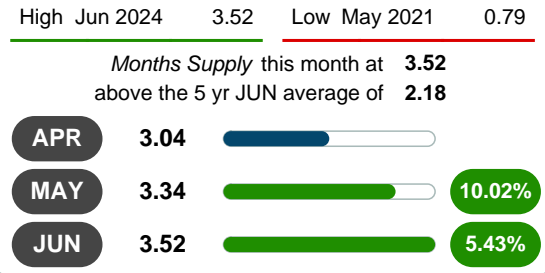


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.18



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



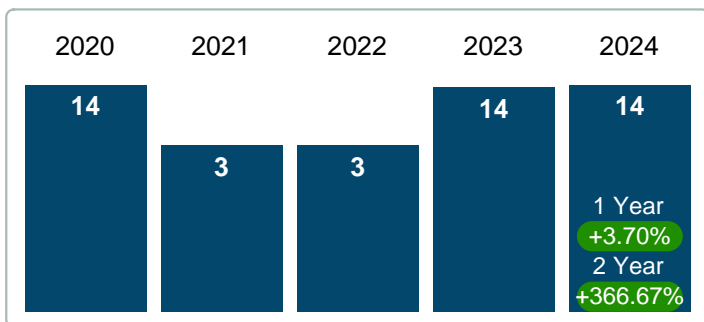
Area Delimited by County Of Wagoner - Residential Property Type



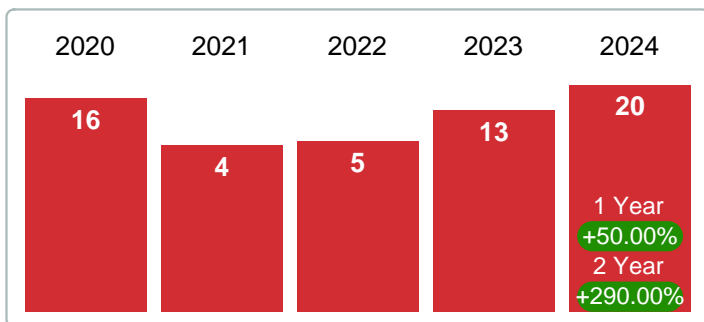
MEDIAN DAYS ON MARKET TO SALE

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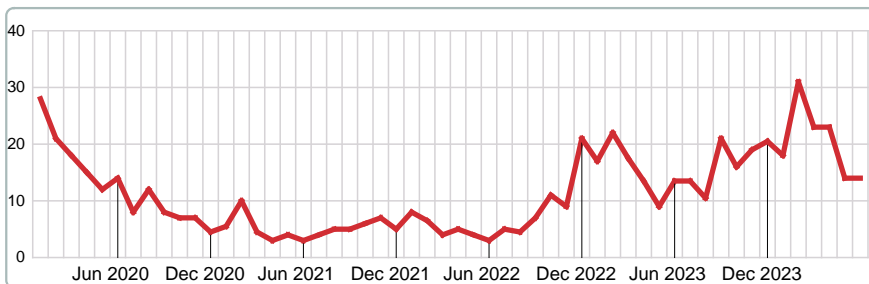
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

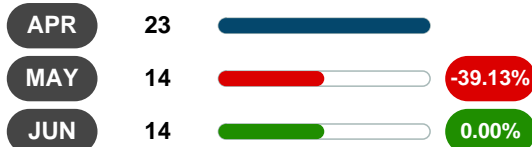


3 MONTHS

5 year JUN AVG = 10

High Feb 2024 31 Low Jun 2022 3

Median Days on Market to Sale this month at 14 above the 5 yr JUN average of 10



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
\$200,000 and less	10	8.77%	4	4	1	0	0
\$200,001 - \$225,000	7	6.14%	5	19	5	4	0
\$225,001 - \$275,000	17	14.91%	12	0	5	18	0
\$275,001 - \$350,000	36	31.58%	15	23	13	19	0
\$350,001 - \$425,000	18	15.79%	21	0	26	15	82
\$425,001 - \$550,000	13	11.40%	22	1	46	37	0
\$550,001 and up	13	11.40%	16	0	0	11	54
Median Closed DOM	14			12	13	15	56
Total Closed Units	114	100%	14.0	8	60	41	5
Total Closed Volume	41,095,980			1.65M	17.79M	17.73M	3.92M

June 2024



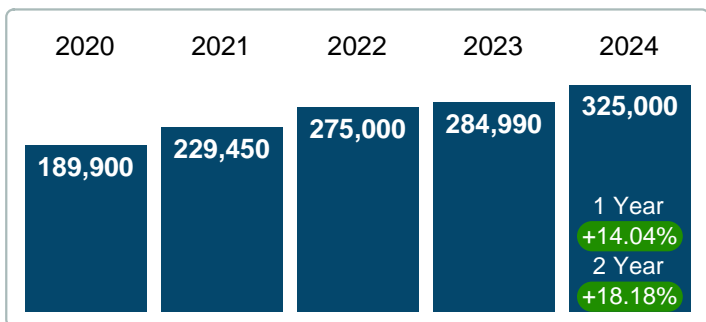
Area Delimited by County Of Wagoner - Residential Property Type



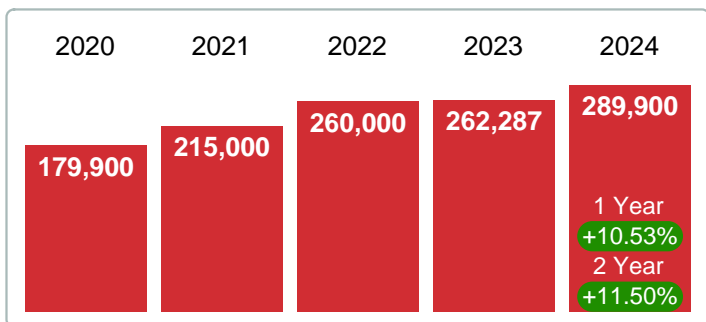
MEDIAN LIST PRICE AT CLOSING

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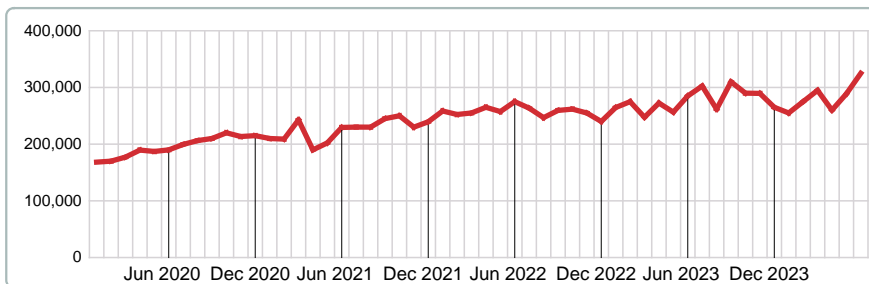
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

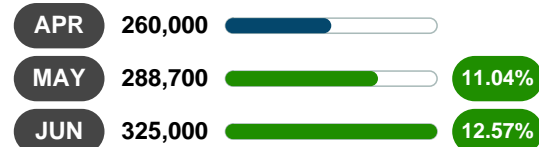


3 MONTHS

5 year JUN AVG = 260,868

High Jun 2024 325,000 Low Jan 2020 168,232

Median List Price at Closing this month at **325,000**
above the 5 yr JUN average of **260,868**



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
\$200,000 and less	11	9.65%	132,500	119,900	135,000	200,000	0
\$200,001 - \$225,000	6	5.26%	212,500	215,000	210,000	0	0
\$225,001 - \$275,000	17	14.91%	249,000	0	247,950	249,000	0
\$275,001 - \$350,000	35	30.70%	310,000	310,000	300,849	327,995	0
\$350,001 - \$425,000	18	15.79%	382,500	0	379,800	390,000	405,000
\$425,001 - \$550,000	14	12.28%	479,000	500,000	459,461	479,000	450,000
\$550,001 and up	13	11.40%	700,000	0	0	699,950	999,999
Median List Price			325,000	159,450	296,405	385,000	679,000
Total Closed Units		100%	325,000	8	60	41	5
Total Closed Volume			41,823,864	1.64M	18.06M	18.09M	4.03M

June 2024



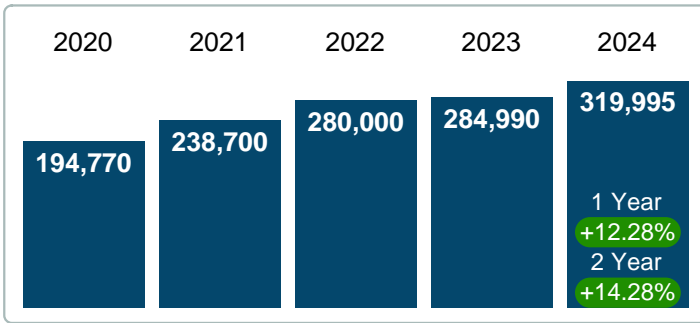
Area Delimited by County Of Wagoner - Residential Property Type



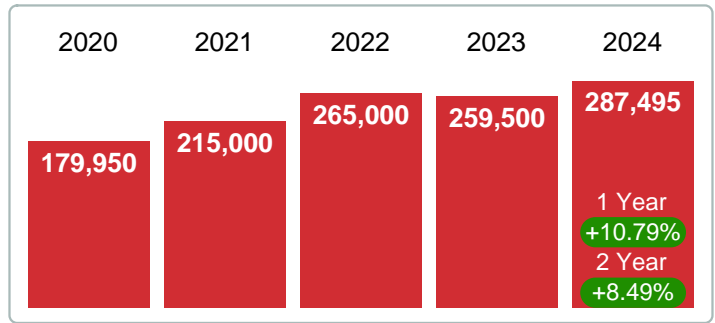
MEDIAN SOLD PRICE AT CLOSING

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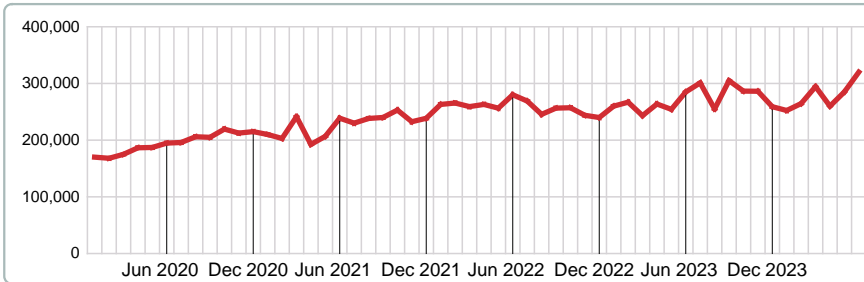
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

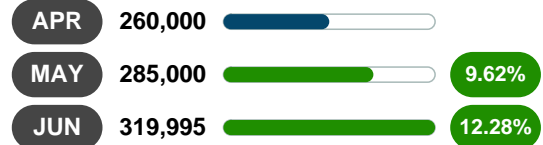


3 MONTHS

5 year JUN AVG = 263,691

High Jun 2024 319,995 Low Feb 2020 168,000

Median Sold Price at Closing this month at 319,995 above the 5 yr JUN average of 263,691



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
\$200,000 and less	8.77%	137,000	137,000	137,000	0	0
\$200,001 - \$225,000	6.14%	210,000	215,000	210,000	210,000	0
\$225,001 - \$275,000	14.91%	249,900	0	251,750	247,000	0
\$275,001 - \$350,000	31.58%	303,000	305,000	295,819	322,502	0
\$350,001 - \$425,000	15.79%	384,000	0	379,800	385,000	402,500
\$425,001 - \$550,000	11.40%	475,000	486,755	444,731	479,250	0
\$550,001 and up	11.40%	699,900	0	0	695,950	960,000
Median Sold Price		319,995	165,800	290,503	385,000	670,000
Total Closed Units	100%	114	8	60	41	5
Total Closed Volume		41,095,980	1.65M	17.79M	17.73M	3.92M

June 2024



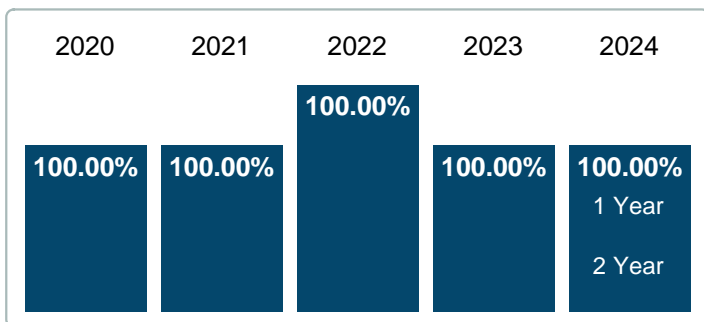
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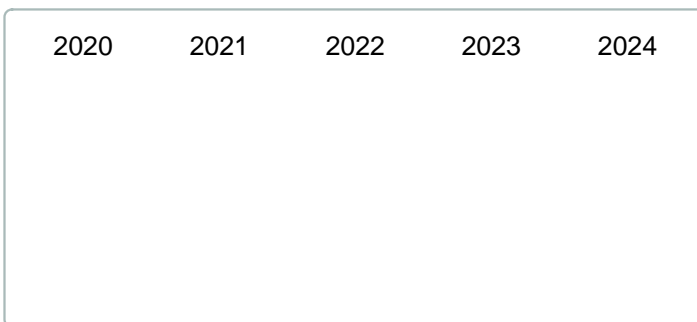
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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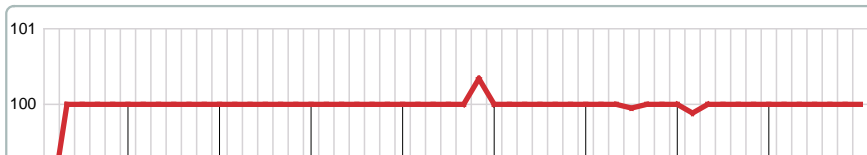
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 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 JUN average of **100.00%**

- APR 100.00%
- MAY 100.00%
- JUN 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
\$200,000 and less	10	8.77%	100.00%	100.00%	100.00%	0.00%	0.00%
\$200,001 - \$225,000	7	6.14%	100.00%	100.00%	100.00%	105.00%	0.00%
\$225,001 - \$275,000	17	14.91%	100.00%	0.00%	100.00%	99.19%	0.00%
\$275,001 - \$350,000	36	31.58%	99.19%	98.39%	100.00%	99.15%	0.00%
\$350,001 - \$425,000	18	15.79%	100.00%	0.00%	100.00%	98.73%	94.44%
\$425,001 - \$550,000	13	11.40%	100.00%	97.35%	97.16%	100.00%	0.00%
\$550,001 and up	13	11.40%	99.40%	0.00%	0.00%	100.00%	98.67%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	98.67%
Total Closed Units		114	100%	8	60	41	5
Total Closed Volume		41,095,980		1.65M	17.79M	17.73M	3.92M

June 2024



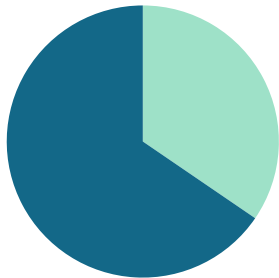
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

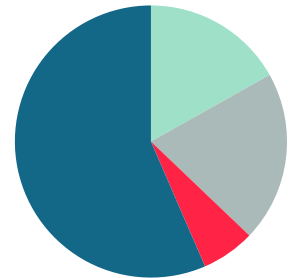


Inventory
 New Listings
192 = 34.53%
 Start Inventory
364
 Total Inventory Units
556
 Volume
\$219,086,577

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%
Median List Price	284,990	325,000	14.04%	262,287	289,900	10.53%
Median Sale Price	284,990	319,995	12.28%	259,500	287,495	10.79%
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	14.00	3.70%	13.00	19.50	50.00%
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

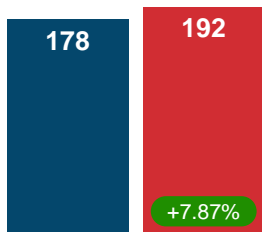
Inventory on June 30, 2024 = **382**

2023 **2024**

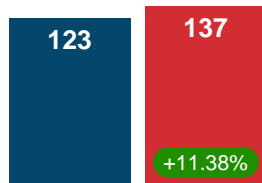
JUNE MARKET

MEDIAN PRICES

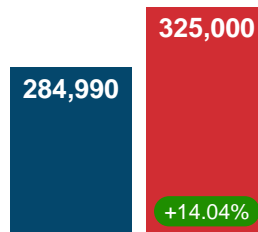
New Listings



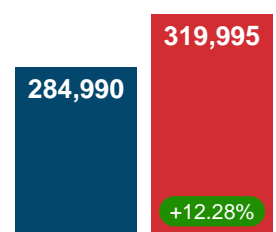
Pending Listings



List Price



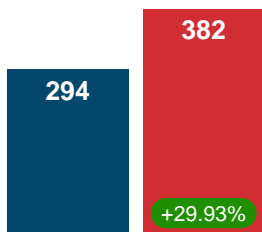
Sale Price



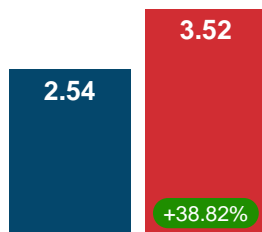
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

