

July 2024



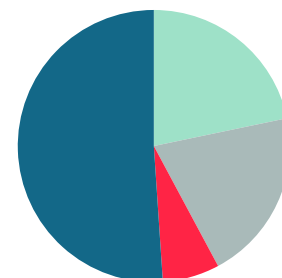
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 12, 2024 for MLS Technology Inc.

Compared Metrics	2023	July 2024	+/-%
Closed Listings	112	154	37.50%
Pending Listings	117	145	23.93%
New Listings	144	164	13.89%
Average List Price	332,831	379,168	13.92%
Average Sale Price	328,345	370,060	12.70%
Average Percent of Selling Price to List Price	98.23%	98.82%	0.60%
Average Days on Market to Sale	34.66	39.40	13.66%
End of Month Inventory	271	362	33.58%
Months Supply of Inventory	2.35	3.23	37.66%



■ Closed (21.72%)
■ Pending (20.45%)
■ Other OffMarket (6.77%)
■ Active (51.06%)

Absorption: Last 12 months, an Average of **112** Sales/Month
Active Inventory as of July 31, 2024 = **362**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2024 rose **33.58%** to 362 existing homes available for sale. Over the last 12 months this area has had an average of 112 closed sales per month. This represents an unsold inventory index of **3.23** 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 **12.70%** in July 2024 to \$370,060 versus the previous year at \$328,345.

Average Days on Market Lengthens

The average number of **39.40** days that homes spent on the market before selling increased by 4.74 days or **13.66%** in July 2024 compared to last year's same month at **34.66** DOM.

Sales Success for July 2024 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 164 New Listings in July 2024, up **13.89%** from last year at 144. Furthermore, there were 154 Closed Listings this month versus last year at 112, a **37.50%** increase.

Closed versus Listed trends yielded a **93.9%** ratio, up from previous year's, July 2023, at **77.8%**, a **20.73%** upswing. This will certainly create pressure on an increasing Month's 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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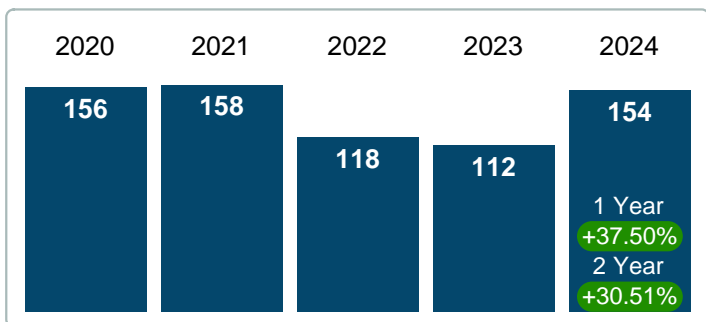
Area Delimited by County Of Wagoner - Residential Property Type



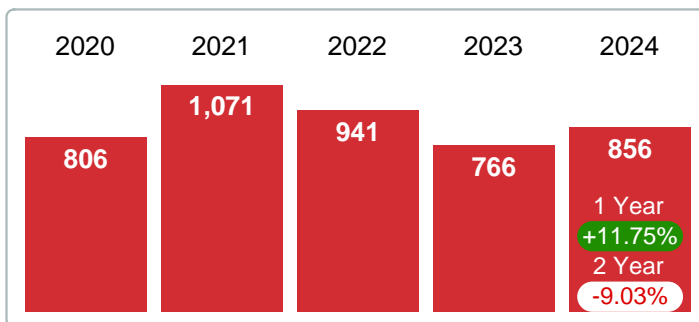
CLOSED LISTINGS

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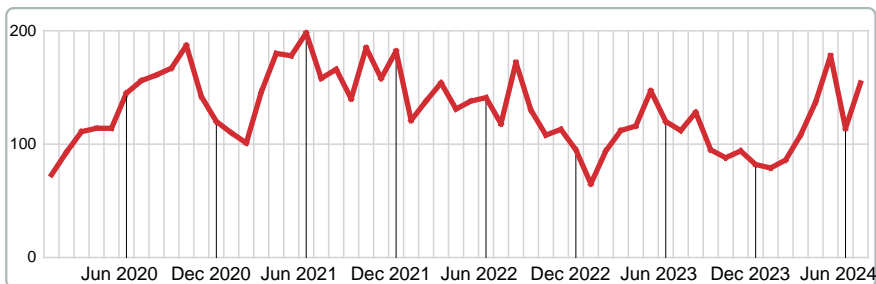
JULY



YEAR TO DATE (YTD)

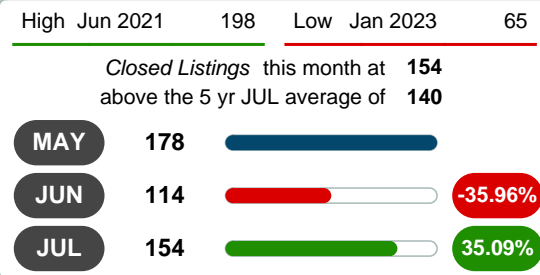


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 140



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	13	8.44%	11.6	6	6	1	0
\$150,001 - \$200,000	14	9.09%	14.6	2	12	0	0
\$200,001 - \$225,000	12	7.79%	38.3	0	10	2	0
\$225,001 - \$300,000	47	30.52%	24.6	0	39	8	0
\$300,001 - \$400,000	33	21.43%	43.3	0	19	14	0
\$400,001 - \$525,000	19	12.34%	48.3	0	8	10	1
\$525,001 and up	16	10.39%	109.4	0	4	9	3
Total Closed Units	154			8	98	44	4
Total Closed Volume	56,989,174	100%	39.4	1.01M	34.54M	18.62M	2.81M
Average Closed Price	\$370,060			\$125,813	\$352,485	\$423,277	\$703,744

July 2024



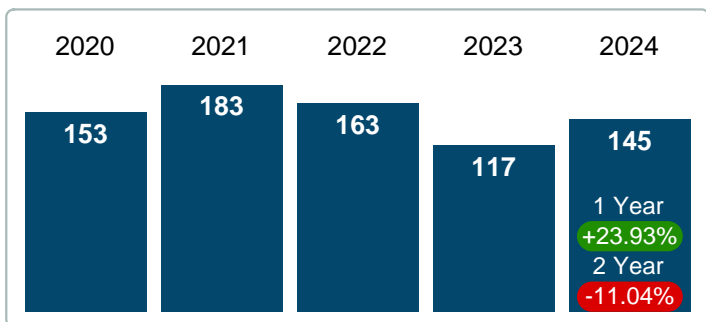
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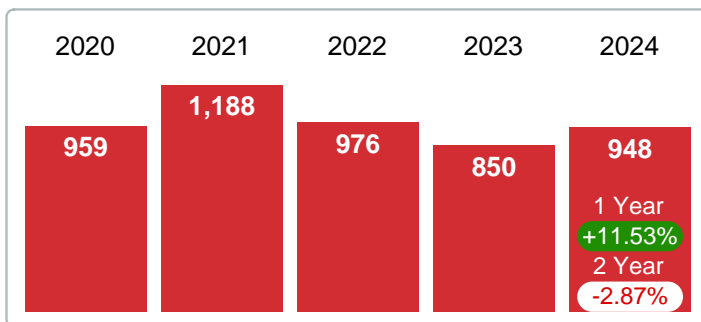
PENDING LISTINGS

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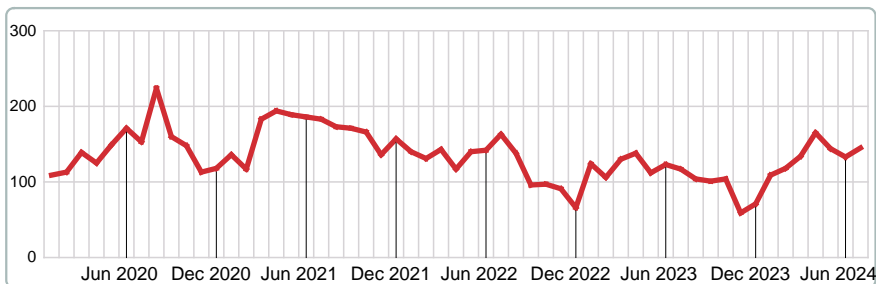
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 152

High Aug 2020 224 Low Nov 2023 59

Pending Listings this month at **145**
below the 5 yr JUL average of **152**

- MAY 144
- JUN 133 (-7.64%)
- JUL 145 (9.02%)

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	15	10.34%	17.1	6	8	1	0
\$175,001 - \$225,000	11	7.59%	31.4	2	9	0	0
\$225,001 - \$275,000	26	17.93%	31.6	0	18	8	0
\$275,001 - \$350,000	38	26.21%	51.7	0	23	13	2
\$350,001 - \$425,000	24	16.55%	59.1	0	18	6	0
\$425,001 - \$575,000	16	11.03%	44.4	0	6	8	2
\$575,001 and up	15	10.34%	63.4	0	5	10	0
Total Pending Units	145			8	87	46	4
Total Pending Volume	50,322,813	100%	43.9	1.13M	28.21M	19.41M	1.57M
Average Listing Price	\$333,408			\$141,538	\$324,241	\$421,883	\$393,725

July 2024



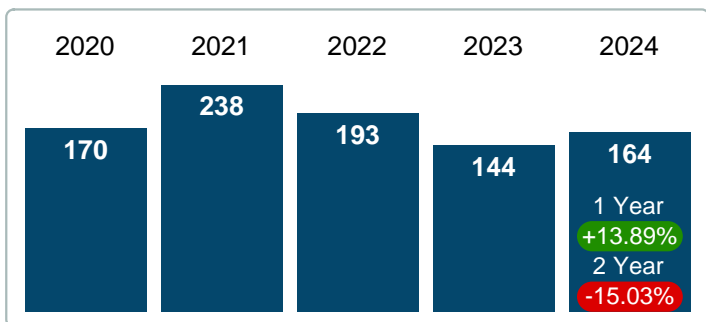
Area Delimited by County Of Wagoner - Residential Property Type



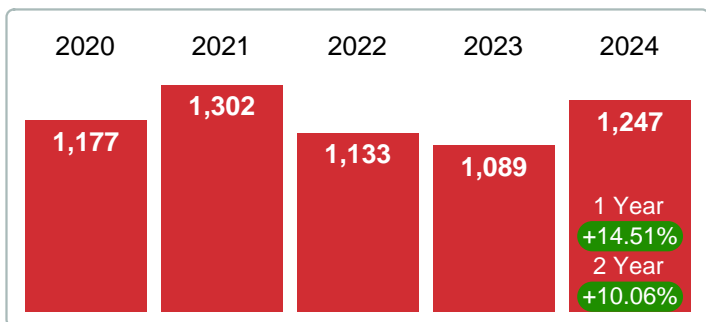
NEW LISTINGS

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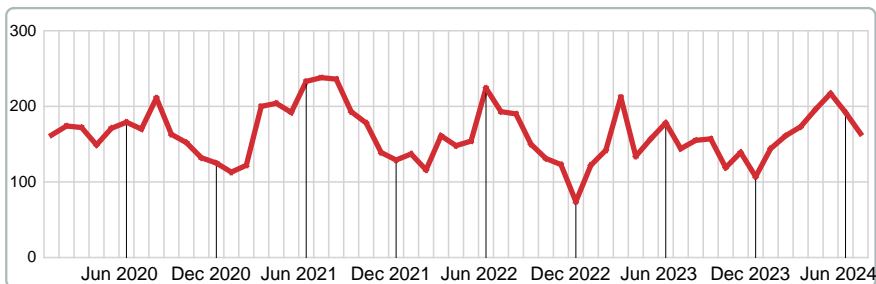
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

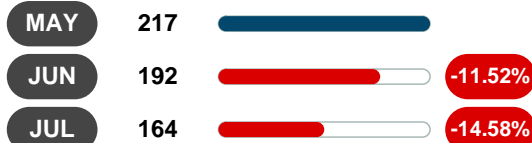


3 MONTHS

5 year JUL AVG = 182

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 164 below the 5 yr JUL average of 182



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	15	9.15%	6	8	1	0
\$175,001 - \$250,000	21	12.80%	2	16	3	0
\$250,001 - \$275,000	13	7.93%	0	12	1	0
\$275,001 - \$350,000	46	28.05%	0	35	8	3
\$350,001 - \$450,000	30	18.29%	0	17	12	1
\$450,001 - \$575,000	23	14.02%	0	5	16	2
\$575,001 and up	16	9.76%	0	2	11	3
Total New Listed Units	164		8	95	52	9
Total New Listed Volume	60,921,080	100%	1.20M	29.16M	24.52M	6.04M
Average New Listed Listing Price	\$365,264		\$150,436	\$306,908	\$471,469	\$671,656

July 2024



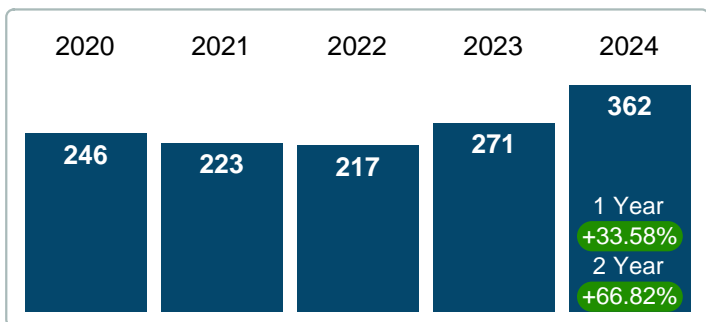
Area Delimited by County Of Wagoner - Residential Property Type



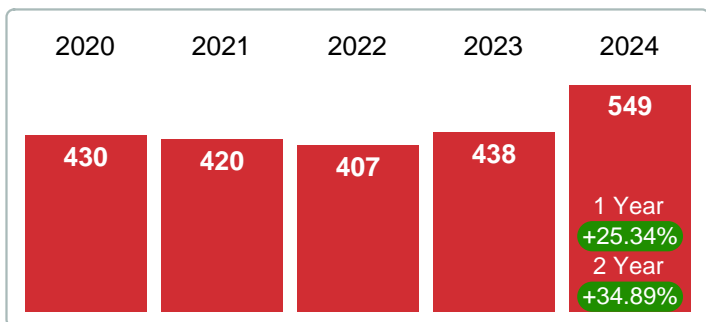
ACTIVE INVENTORY

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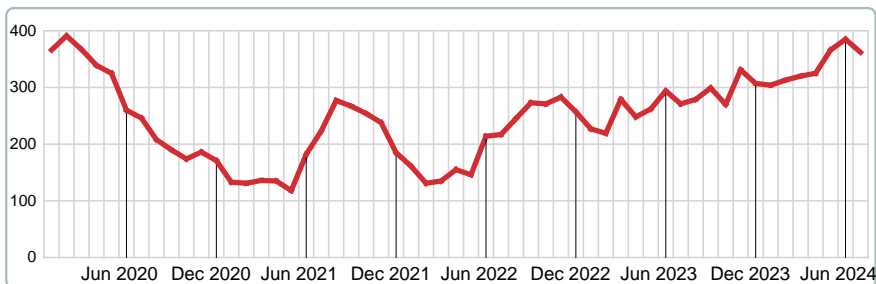
END OF JULY



ACTIVE DURING JULY

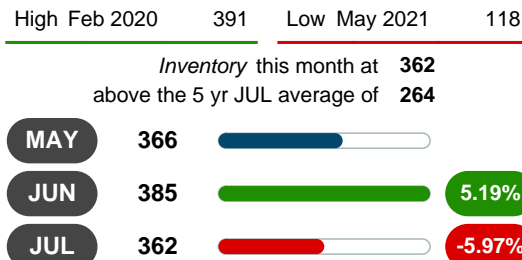


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 264



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	9.94%	99.0	16	13	6	1
\$175,001 - \$225,000	18	4.97%	47.8	0	16	2	0
\$225,001 - \$275,000	54	14.92%	57.9	2	42	10	0
\$275,001 - \$375,000	112	30.94%	63.6	1	78	28	5
\$375,001 - \$475,000	54	14.92%	70.9	1	30	20	3
\$475,001 - \$650,000	51	14.09%	73.6	3	17	26	5
\$650,001 and up	37	10.22%	79.4	0	7	21	9
Total Active Inventory by Units			362	23	203	113	23
Total Active Inventory by Volume			147,938,875	4.27M	70.96M	54.08M	18.63M
Average Active Inventory Listing Price			\$408,671	\$185,547	\$349,548	\$478,591	\$810,100

July 2024



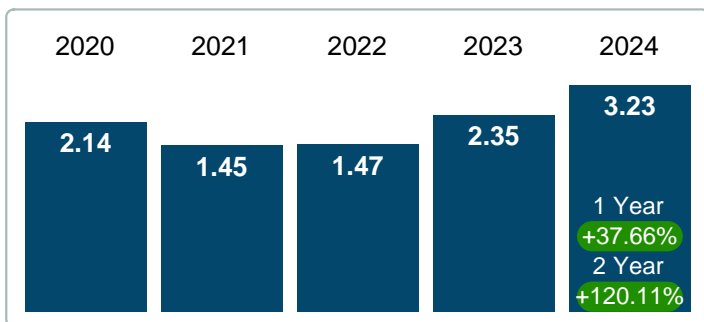
Area Delimited by County Of Wagoner - Residential Property Type



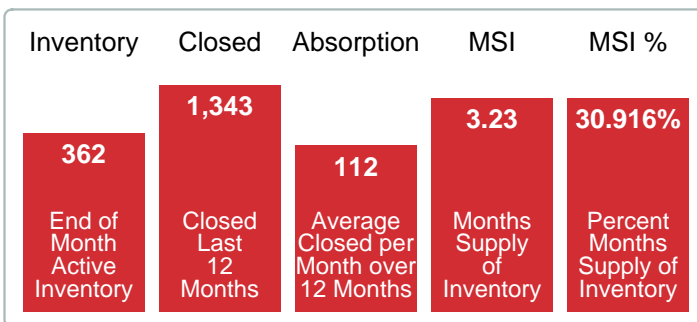
MONTHS SUPPLY of INVENTORY (MSI)

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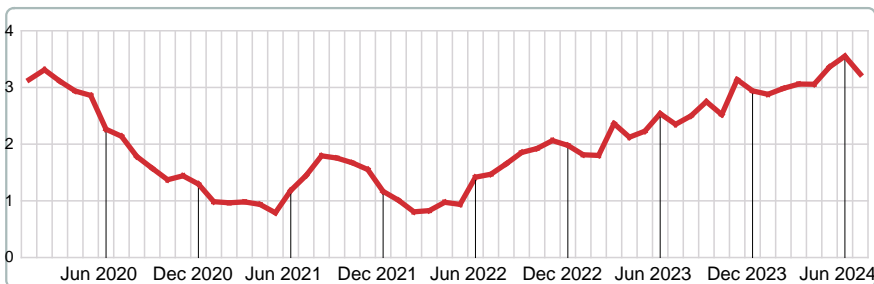
MSI FOR JULY



INDICATORS FOR JULY 2024

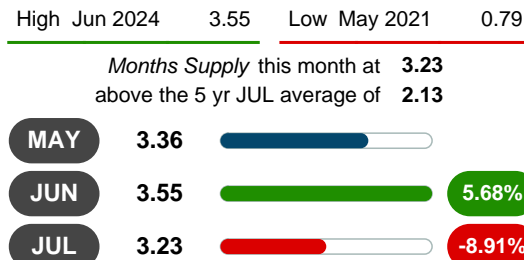


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2.13



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	9.94%	2.45	3.49	1.53	4.00	12.00
\$175,001 - \$225,000	18	4.97%	1.06	0.00	1.14	1.09	0.00
\$225,001 - \$275,000	54	14.92%	2.39	4.80	2.55	1.82	0.00
\$275,001 - \$375,000	112	30.94%	3.67	2.40	4.27	2.47	10.00
\$375,001 - \$475,000	54	14.92%	3.95	12.00	4.62	3.53	2.12
\$475,001 - \$650,000	51	14.09%	5.32	18.00	6.80	4.27	6.00
\$650,001 and up	37	10.22%	9.25	0.00	12.00	8.69	9.00
Market Supply of Inventory (MSI)			3.23	3.49	3.03	3.29	5.63
Total Active Inventory by Units		100%	3.23	23	203	113	23

July 2024



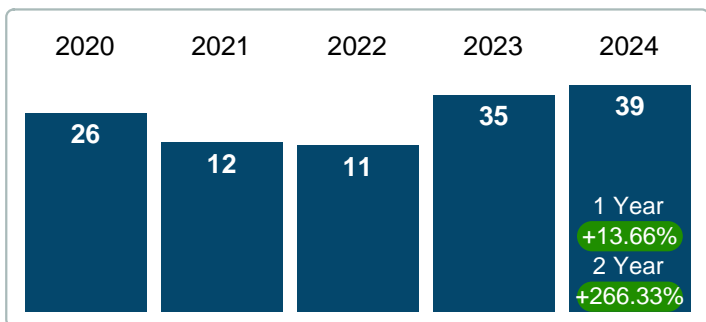
Area Delimited by County Of Wagoner - Residential Property Type



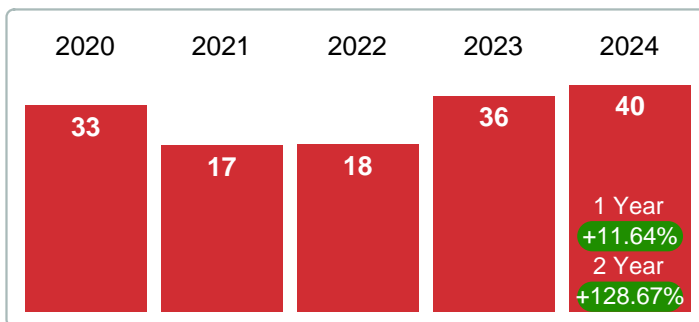
AVERAGE DAYS ON MARKET TO SALE

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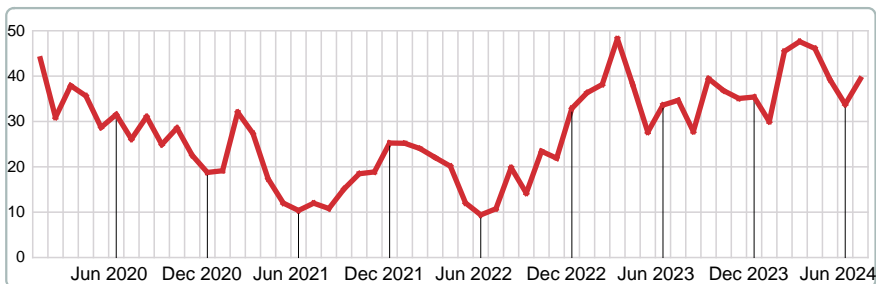
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

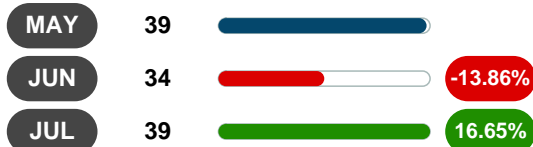


3 MONTHS

5 year JUL AVG = 25

High Mar 2023 48 Low Jun 2022 9

Average Days on Market to Sale this month at 39 above the 5 yr JUL average of 25



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
\$150,000 and less	8.44%	12	16	8	4	0
\$150,001 - \$200,000	9.09%	15	3	17	0	0
\$200,001 - \$225,000	7.79%	38	0	30	78	0
\$225,001 - \$300,000	30.52%	25	0	21	45	0
\$300,001 - \$400,000	21.43%	43	0	42	45	0
\$400,001 - \$525,000	12.34%	48	0	42	58	4
\$525,001 and up	10.39%	109	0	117	95	143
Average Closed DOM		39	13	30	58	108
Total Closed Units	100%	39	8	98	44	4
Total Closed Volume		56,989,174	1.01M	34.54M	18.62M	2.81M

July 2024



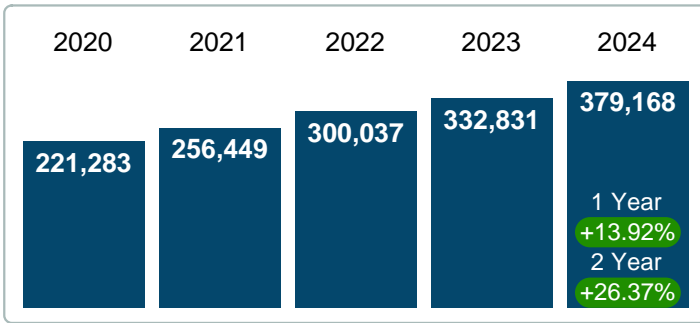
Area Delimited by County Of Wagoner - Residential Property Type



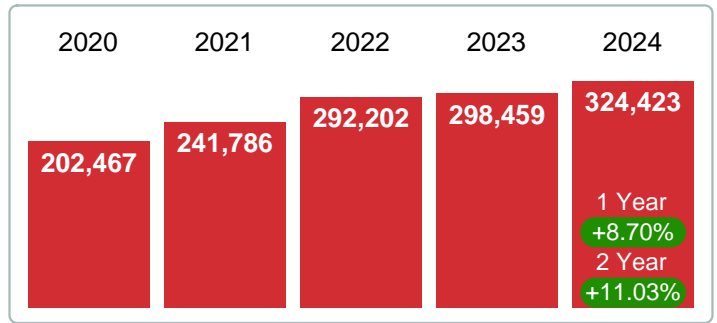
AVERAGE LIST PRICE AT CLOSING

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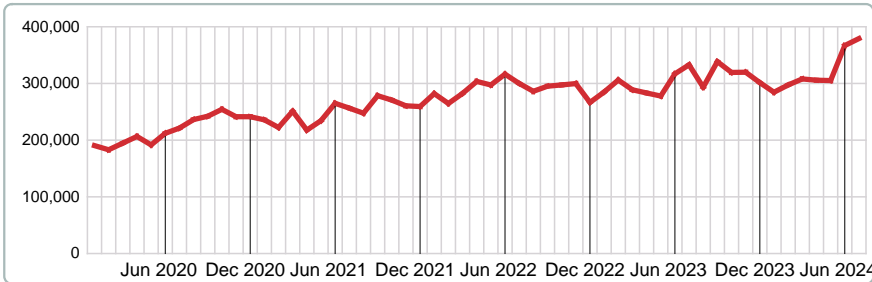
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

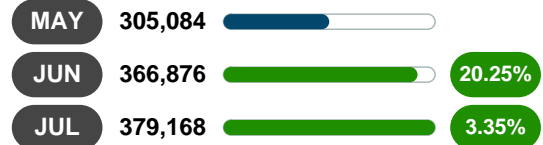


3 MONTHS

5 year JUL AVG = 297,954

High Jul 2024 379,168 Low Feb 2020 183,042

Average List Price at Closing this month at **379,168**
above the 5 yr JUL average of **297,954**



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
\$150,000 and less	7.14%	116,300	112,417	132,800	140,000	0
\$150,001 - \$200,000	9.09%	176,910	179,950	186,820	0	0
\$200,001 - \$225,000	8.44%	218,880	0	218,144	227,450	0
\$225,001 - \$300,000	31.17%	258,076	0	257,952	262,451	0
\$300,001 - \$400,000	21.43%	344,858	0	340,920	350,964	0
\$400,001 - \$525,000	11.69%	450,686	0	440,107	465,170	439,000
\$525,001 and up	11.04%	1,171,182		02,499,750	765,933	829,267
Average List Price		379,168	129,300	359,975	435,298	731,700
Total Closed Units	100%	379,168	8	98	44	4
Total Closed Volume		58,391,870	1.03M	35.28M	19.15M	2.93M

July 2024



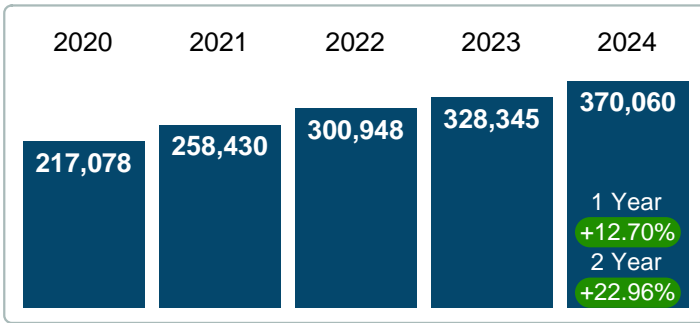
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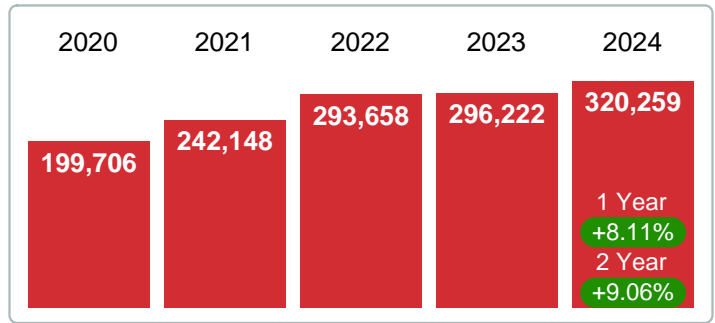
AVERAGE SOLD PRICE AT CLOSING

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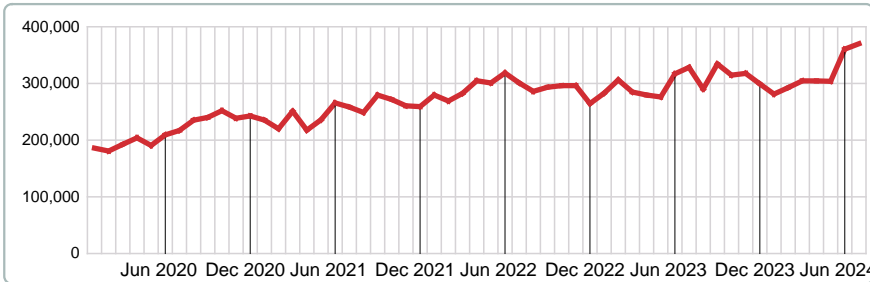
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 294,972

High Jul 2024 370,060 Low Feb 2020 180,763

Average Sold Price at Closing this month at **370,060** above the 5 yr JUL average of **294,972**

MAY	303,769	<div style="width: 70%;"></div>
JUN	360,491	<div style="width: 90%;"></div> 18.67%
JUL	370,060	<div style="width: 95%;"></div> 2.65%

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
\$150,000 and less	13	8.44%	121,596	107,417	133,542	135,000	0
\$150,001 - \$200,000	14	9.09%	180,993	181,000	180,992	0	0
\$200,001 - \$225,000	12	7.79%	218,010	0	217,313	221,500	0
\$225,001 - \$300,000	47	30.52%	257,008	0	256,468	259,639	0
\$300,001 - \$400,000	33	21.43%	341,164	0	336,263	347,814	0
\$400,001 - \$525,000	19	12.34%	452,107	0	440,245	462,908	439,000
\$525,001 and up	16	10.39%	1,145,662		02,371,000	718,957	791,992
Average Sold Price			370,060	125,813	352,485	423,277	703,744
Total Closed Units		100%	370,060	8	98	44	4
Total Closed Volume			56,989,174	1.01M	34.54M	18.62M	2.81M

July 2024



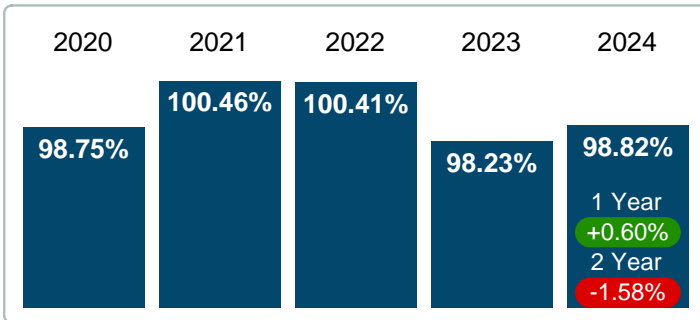
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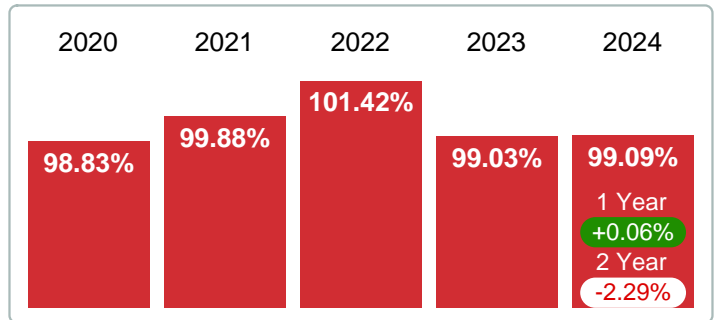
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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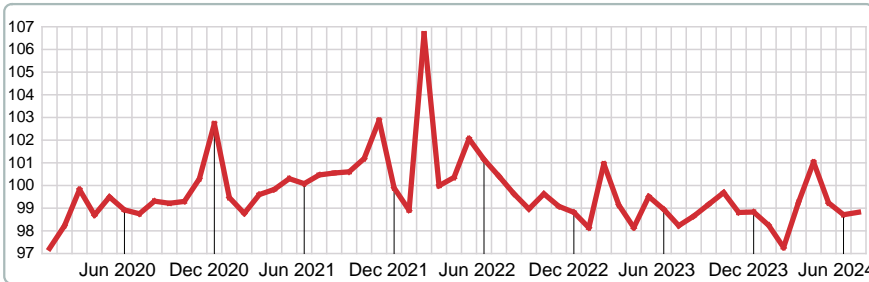
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

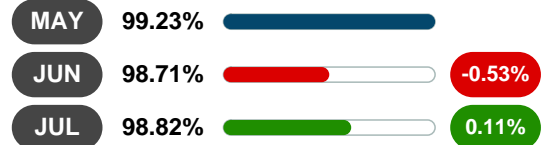


3 MONTHS

5 year JUL AVG = 99.33%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **98.82%** equal to 5 yr JUL average of **99.33%**



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	
\$150,000 and less	13	8.44%	99.14%	96.09%	102.65%	96.43%	0.00%	
\$150,001 - \$200,000	14	9.09%	97.89%	100.58%	97.44%	0.00%	0.00%	
\$200,001 - \$225,000	12	7.79%	99.25%	0.00%	99.63%	97.38%	0.00%	
\$225,001 - \$300,000	47	30.52%	99.38%	0.00%	99.46%	98.99%	0.00%	
\$300,001 - \$400,000	33	21.43%	98.96%	0.00%	98.90%	99.05%	0.00%	
\$400,001 - \$525,000	19	12.34%	99.85%	0.00%	100.01%	99.70%	100.00%	
\$525,001 and up	16	10.39%	95.89%	0.00%	97.82%	94.23%	98.28%	
Average Sold/List Ratio		98.80%		97.21%	99.29%	98.07%	98.71%	
Total Closed Units		154	100%	98.80%	8	98	44	4
Total Closed Volume		56,989,174			1.01M	34.54M	18.62M	2.81M

July 2024



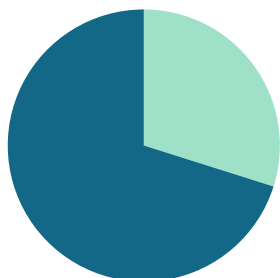
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Aug 12, 2024 for MLS Technology Inc.

INVENTORY

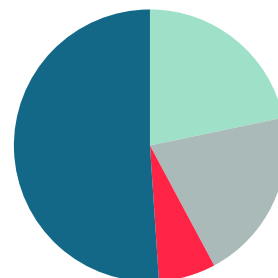


Inventory
 New Listings
164 = 29.87%
 Start Inventory
385
 Total Inventory Units
549
 Volume
\$216,967,916

Market Activity

Closed Sales
154 = 21.72%
 Pending Sales
145 = 20.45%
 Other Off Market
48 = 6.77%
 Active Inventory
362 = 51.06%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	112	154	37.50%	766	856	11.75%
Pending Sales	117	145	23.93%	850	948	11.53%
New Listings	144	164	13.89%	1,089	1,247	14.51%
Average List Price	332,831	379,168	13.92%	298,459	324,423	8.70%
Average Sale Price	328,345	370,060	12.70%	296,222	320,259	8.11%
Average Percent of Selling Price to List Price	98.23%	98.82%	0.60%	99.03%	99.09%	0.06%
Average Days on Market to Sale	34.66	39.40	13.66%	36.24	40.46	11.64%
Monthly Inventory	271	362	33.58%	271	362	33.58%
Months Supply of Inventory	2.35	3.23	37.66%	2.35	3.23	37.66%

Absorption: Last 12 months, an Average of 112 Sales/Month

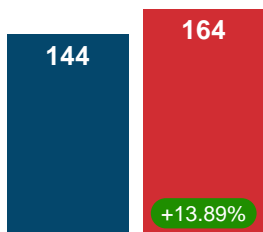
Inventory on July 31, 2024 = 362

2023 2024

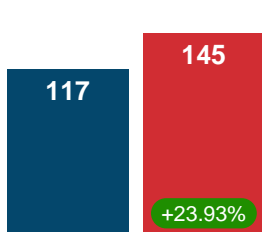
JULY MARKET

AVERAGE PRICES

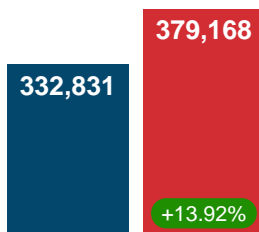
New Listings



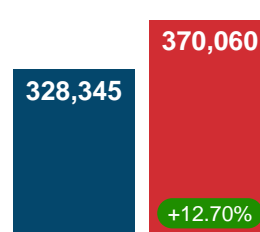
Pending Listings



List Price



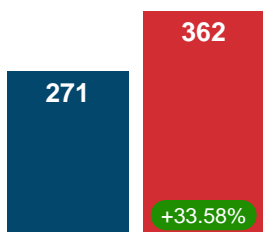
Sale Price



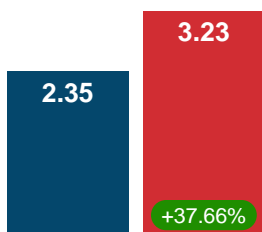
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

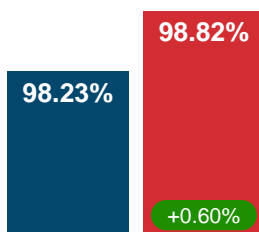
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

