

July 2024



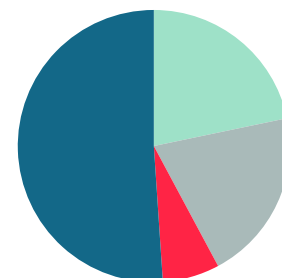
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	302,450	282,500	-6.60%
Median Sale Price	301,000	281,500	-6.48%
Median Percent of Selling Price to List Price	99.88%	100.00%	0.12%
Median Days on Market to Sale	13.50	14.00	3.70%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **6.48%** in July 2024 to \$281,500 versus the previous year at \$301,000.

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 July 2024 compared to last year's same month at **13.50** DOM.

Sales Success for July 2024 is Positive

Overall, with Median Prices falling 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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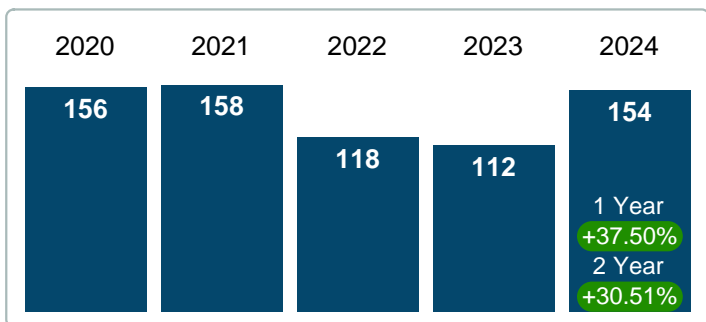
Area Delimited by County Of Wagoner - Residential Property Type



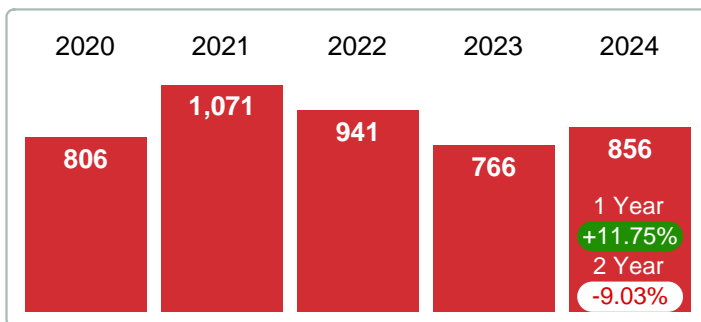
CLOSED LISTINGS

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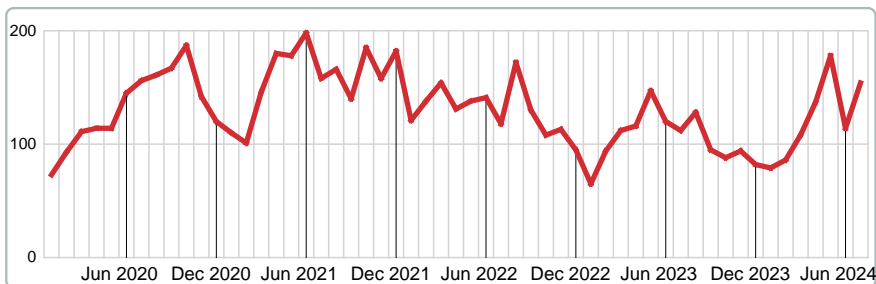
JULY



YEAR TO DATE (YTD)

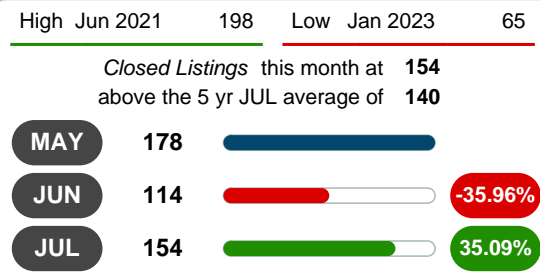


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 140



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	13	8.44%	6.0	6	6	1	0
\$150,001 - \$200,000	14	9.09%	9.0	2	12	0	0
\$200,001 - \$225,000	12	7.79%	35.0	0	10	2	0
\$225,001 - \$300,000	47	30.52%	15.0	0	39	8	0
\$300,001 - \$400,000	33	21.43%	19.0	0	19	14	0
\$400,001 - \$525,000	19	12.34%	5.0	0	8	10	1
\$525,001 and up	16	10.39%	73.5	0	4	9	3
Total Closed Units	154			8	98	44	4
Total Closed Volume	56,989,174	100%	14.0	1.01M	34.54M	18.62M	2.81M
Median Closed Price	\$281,500			\$132,000	\$253,700	\$380,250	\$612,988

July 2024



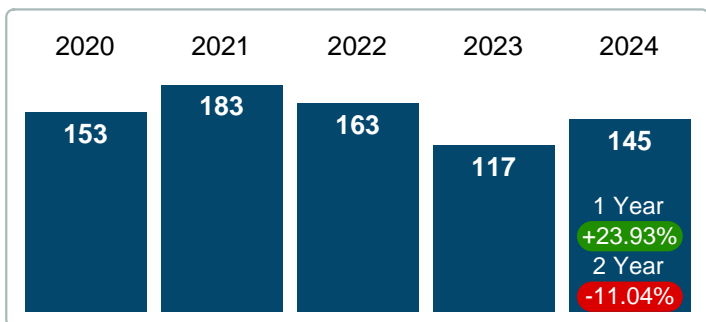
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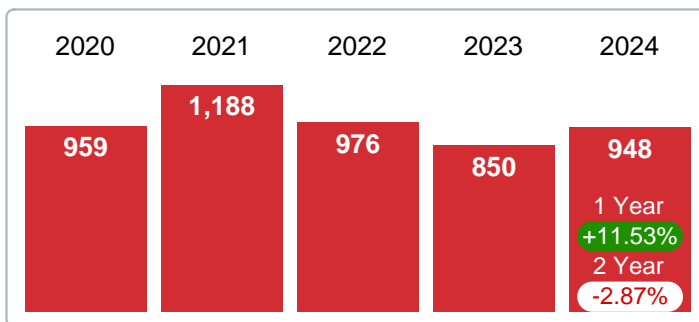
PENDING LISTINGS

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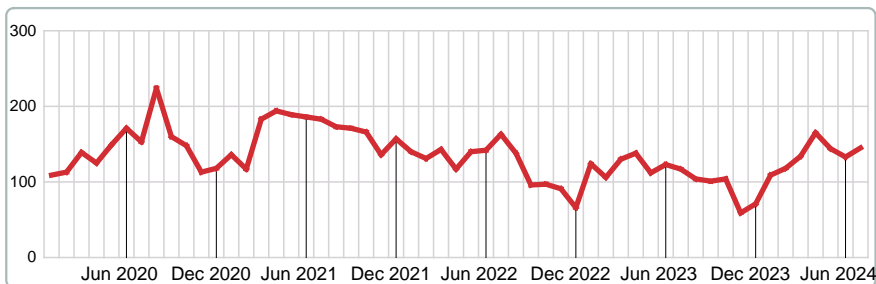
JULY



YEAR TO DATE (YTD)

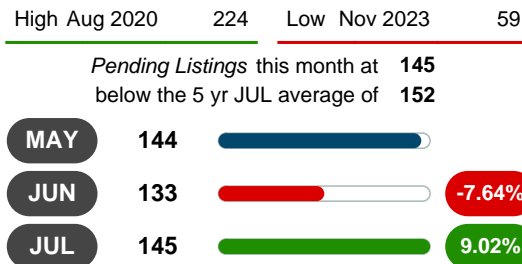


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 152



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	15	10.34%	9.0	6	8	1	0
\$175,001 - \$225,000	11	7.59%	12.0	2	9	0	0
\$225,001 - \$275,000	26	17.93%	21.5	0	18	8	0
\$275,001 - \$350,000	38	26.21%	41.5	0	23	13	2
\$350,001 - \$425,000	24	16.55%	36.0	0	18	6	0
\$425,001 - \$575,000	16	11.03%	24.0	0	6	8	2
\$575,001 and up	15	10.34%	45.0	0	5	10	0
Total Pending Units	145			8	87	46	4
Total Pending Volume	50,322,813	100%	27.0	1.13M	28.21M	19.41M	1.57M
Median Listing Price	\$309,900			\$134,500	\$299,000	\$367,450	\$382,450

July 2024



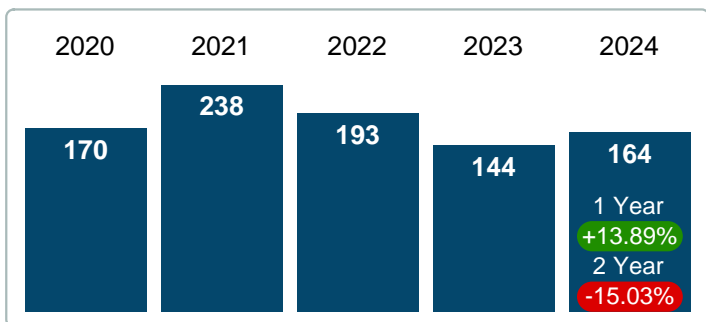
Area Delimited by County Of Wagoner - Residential Property Type



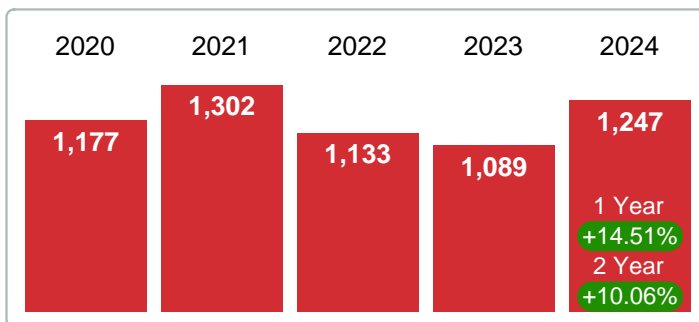
NEW LISTINGS

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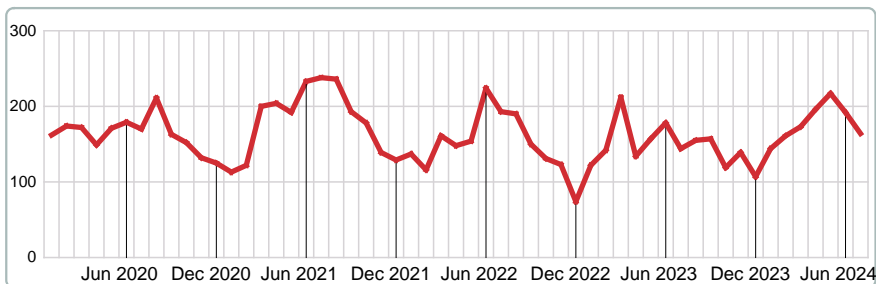
JULY



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
Median New Listed Listing Price	\$322,450		\$140,000	\$295,510	\$472,500	\$510,000

July 2024



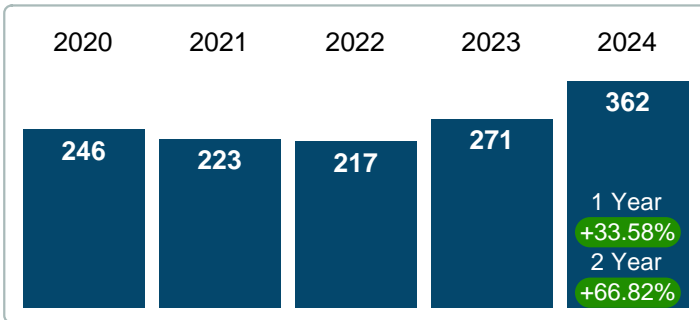
Area Delimited by County Of Wagoner - Residential Property Type



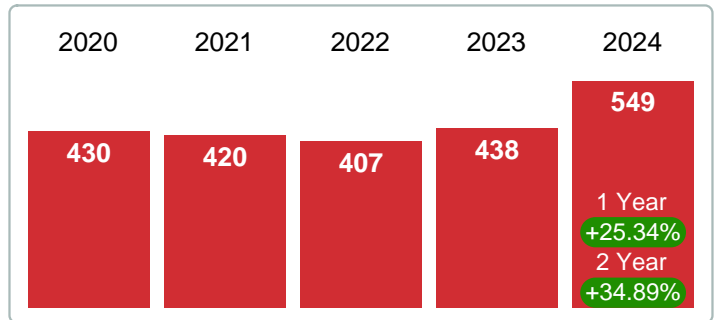
ACTIVE INVENTORY

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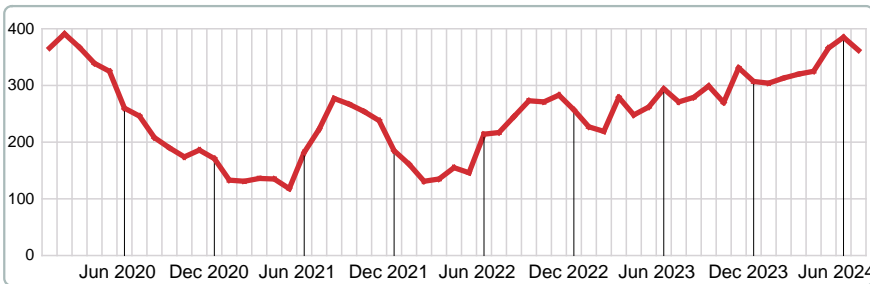
END OF JULY



ACTIVE DURING JULY

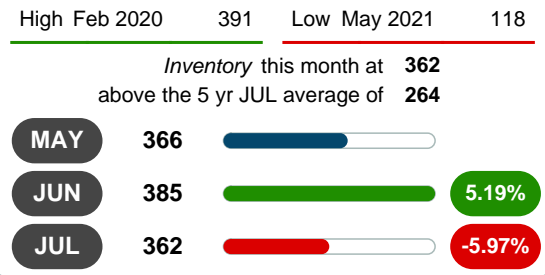


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 264



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	36	9.94%	95.0	16	13	6	1
\$175,001 - \$225,000	18	4.97%	49.5	0	16	2	0
\$225,001 - \$275,000	54	14.92%	46.5	2	42	10	0
\$275,001 - \$375,000	112	30.94%	47.5	1	78	28	5
\$375,001 - \$475,000	54	14.92%	53.5	1	30	20	3
\$475,001 - \$650,000	51	14.09%	47.0	3	17	26	5
\$650,001 and up	37	10.22%	69.0	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
Median Active Inventory Listing Price			\$343,950	\$94,000	\$309,900	\$419,900	\$632,400

July 2024



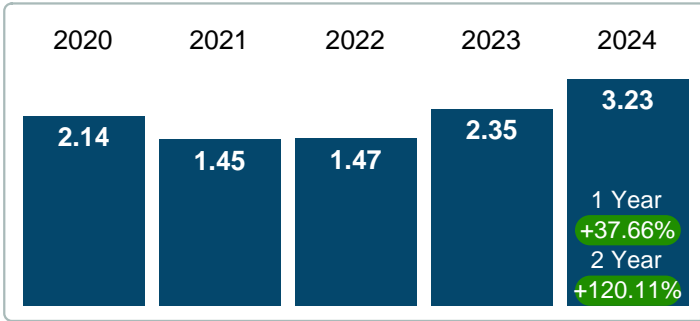
Area Delimited by County Of Wagoner - Residential Property Type



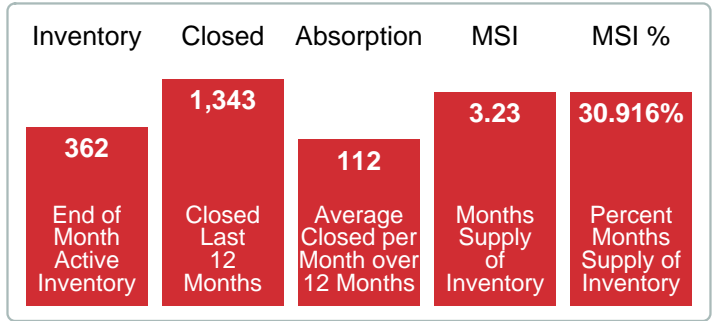
MONTHS SUPPLY of INVENTORY (MSI)

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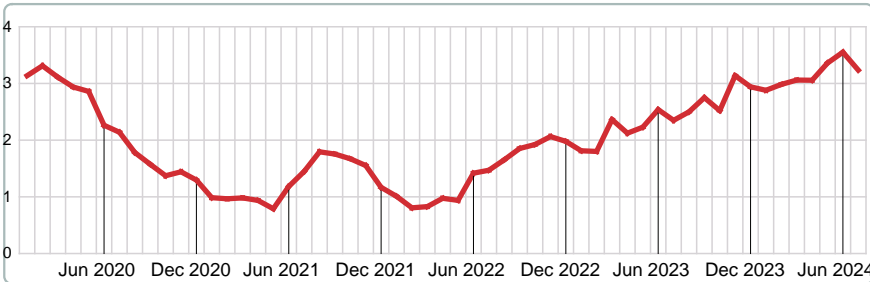
MSI FOR JULY



INDICATORS FOR JULY 2024

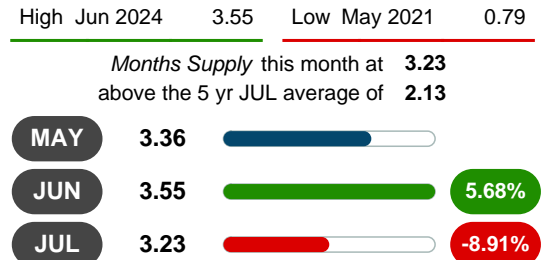


5 YEAR MARKET ACTIVITY TRENDS



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



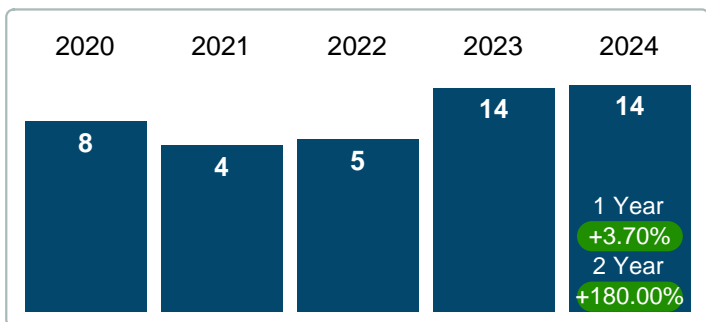
Area Delimited by County Of Wagoner - Residential Property Type



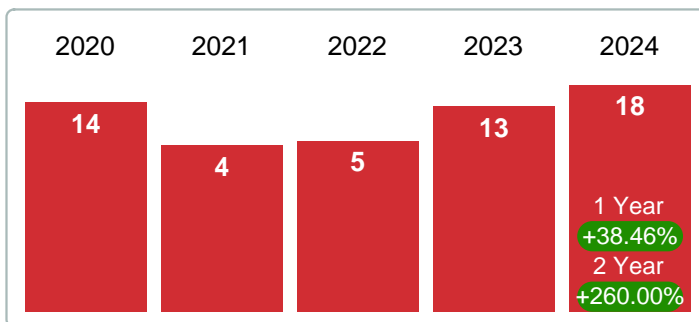
MEDIAN DAYS ON MARKET TO SALE

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

JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 9

High Feb 2024 31 Low Jun 2022 3

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

Month	Median Days	% Change
MAY	14	
JUN	14	0.00%
JUL	14	0.00%

DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range	%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	8.44%	6	10	8	4	0
\$150,001 - \$200,000	9.09%	9	3	10	0	0
\$200,001 - \$225,000	7.79%	35	0	29	78	0
\$225,001 - \$300,000	30.52%	15	0	10	48	0
\$300,001 - \$400,000	21.43%	19	0	14	30	0
\$400,001 - \$525,000	12.34%	5	0	5	17	4
\$525,001 and up	10.39%	74	0	79	55	196
Median Closed DOM		14	6	12	33	100
Total Closed Units	100%	154	8	98	44	4
Total Closed Volume		56,989,174	1.01M	34.54M	18.62M	2.81M

July 2024



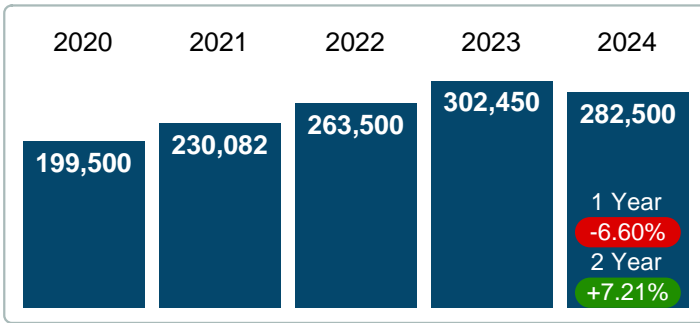
Area Delimited by County Of Wagoner - Residential Property Type



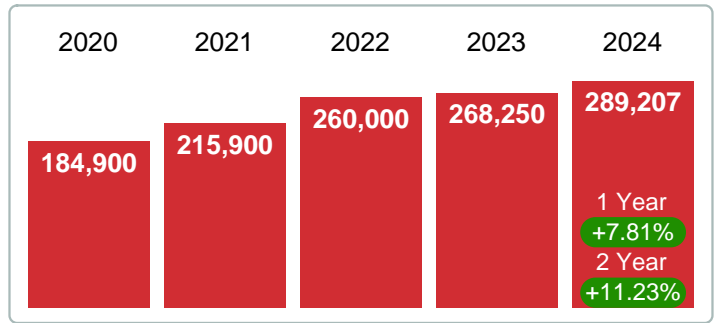
MEDIAN LIST PRICE AT CLOSING

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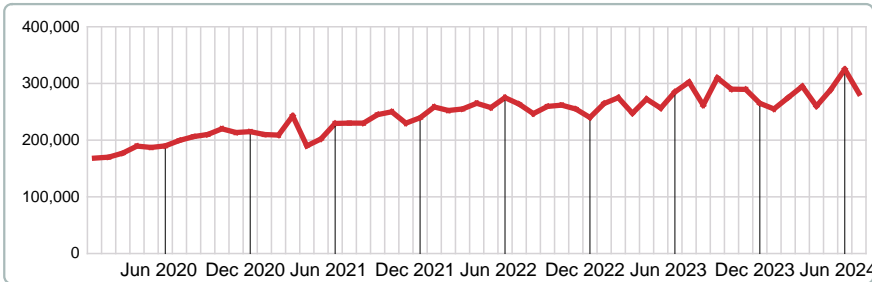
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 255,606

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

Median List Price at Closing this month at **282,500**
above the 5 yr JUL average of **255,606**



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
\$150,000 and less	11	7.14%	120,000	129,000	119,900	140,000	0
\$150,001 - \$200,000	14	9.09%	177,450	179,900	175,000	0	0
\$200,001 - \$225,000	13	8.44%	219,000	0	218,865	225,000	0
\$225,001 - \$300,000	48	31.17%	251,365	0	250,000	255,575	0
\$300,001 - \$400,000	33	21.43%	339,900	0	315,000	349,900	0
\$400,001 - \$525,000	18	11.69%	439,450	0	429,900	474,500	439,000
\$525,001 and up	17	11.04%	650,000	0	774,500	612,500	629,900
Median List Price			282,500	133,000	252,950	378,000	593,900
Total Closed Units		100%	282,500	8	98	44	4
Total Closed Volume			58,391,870	1.03M	35.28M	19.15M	2.93M

July 2024



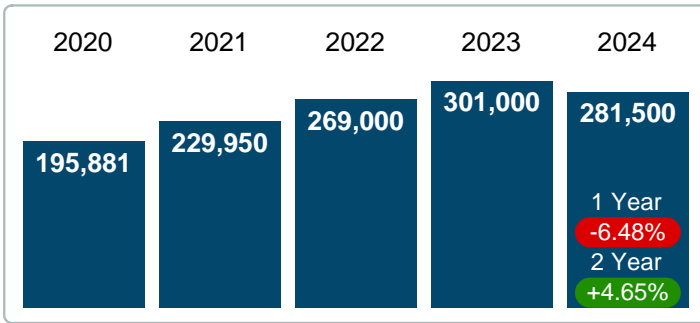
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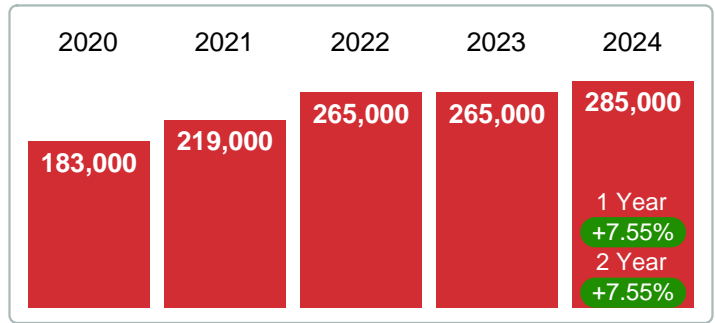
MEDIAN SOLD PRICE AT CLOSING

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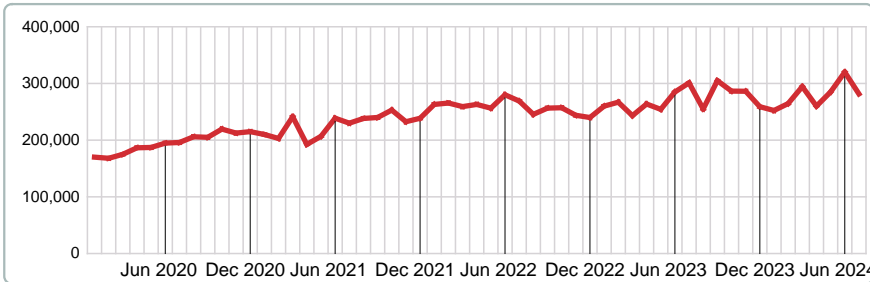
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

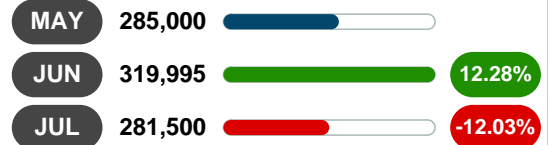


3 MONTHS

5 year JUL AVG = 255,466

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

Median Sold Price at Closing this month at **281,500** above the 5 yr JUL average of **255,466**



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
\$150,000 and less	8.44%	132,000	120,500	133,500	135,000	0
\$150,001 - \$200,000	9.09%	181,000	181,000	182,500	0	0
\$200,001 - \$225,000	7.79%	218,673	0	218,673	221,500	0
\$225,001 - \$300,000	30.52%	250,000	0	250,000	254,528	0
\$300,001 - \$400,000	21.43%	334,000	0	315,000	342,450	0
\$400,001 - \$525,000	12.34%	450,000	0	427,450	465,000	439,000
\$525,001 and up	10.39%	643,988	0	774,500	575,000	652,975
Median Sold Price		281,500	132,000	253,700	380,250	612,988
Total Closed Units	100%	281,500	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

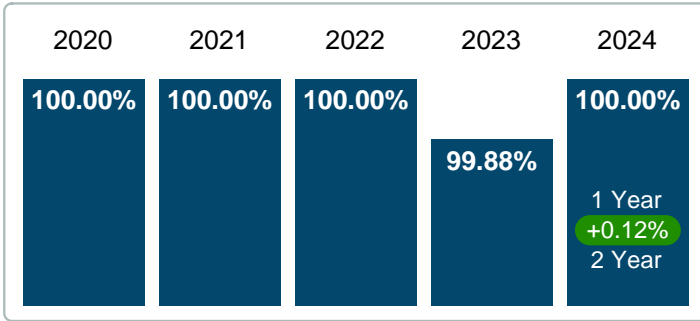


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JULY

YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUL AVG = 99.98%



High May 2022 100.34% Low Jan 2020 98.70%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr JUL average of **99.98%**

MAY 100.00%
JUN 100.00%
JUL 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
\$150,000 and less	13	8.44%	100.00%	97.07%	101.71%	96.43%	0.00%
\$150,001 - \$200,000	14	9.09%	100.00%	100.58%	99.56%	0.00%	0.00%
\$200,001 - \$225,000	12	7.79%	100.00%	0.00%	100.00%	97.38%	0.00%
\$225,001 - \$300,000	47	30.52%	100.00%	0.00%	100.00%	100.00%	0.00%
\$300,001 - \$400,000	33	21.43%	99.55%	0.00%	99.55%	99.73%	0.00%
\$400,001 - \$525,000	19	12.34%	100.00%	0.00%	100.00%	100.12%	100.00%
\$525,001 and up	16	10.39%	97.95%	0.00%	98.85%	96.30%	102.71%
Median Sold/List Ratio		100.00%		99.24%	100.00%	99.73%	101.35%
Total Closed Units		154	100%	8	98	44	4
Total Closed Volume		56,989,174		1.01M	34.54M	18.62M	2.81M

July 2024



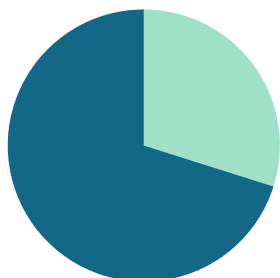
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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INVENTORY

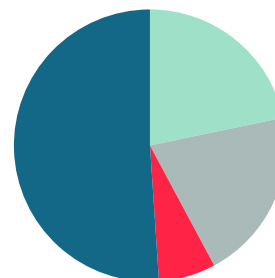


Inventory
 New Listings
164 = 29.87%
 Start Inventory
385
 Total Inventory Units
549
 Volume
\$216,967,916

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%
Median List Price	302,450	282,500	-6.60%	268,250	289,207	7.81%
Median Sale Price	301,000	281,500	-6.48%	265,000	285,000	7.55%
Median Percent of Selling Price to List Price	99.88%	100.00%	0.12%	100.00%	100.00%	0.00%
Median Days on Market to Sale	13.50	14.00	3.70%	13.00	18.00	38.46%
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

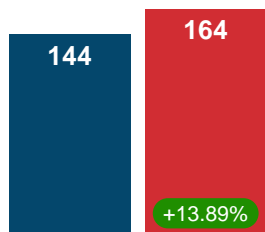
Inventory on July 31, 2024 = 362

2023 2024

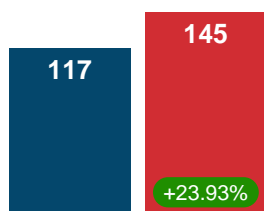
JULY MARKET

MEDIAN PRICES

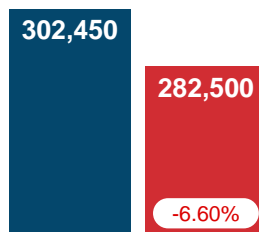
New Listings



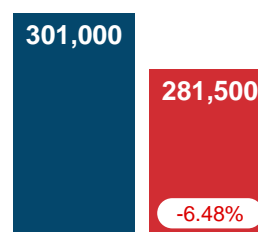
Pending Listings



List Price



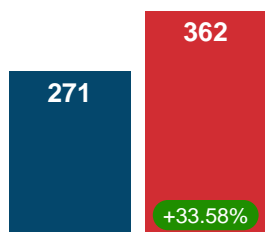
Sale Price



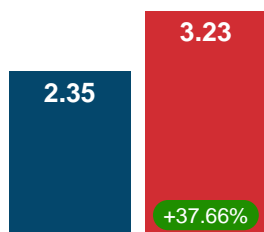
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

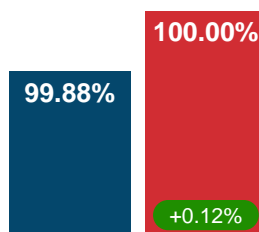
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

