

# August 2024



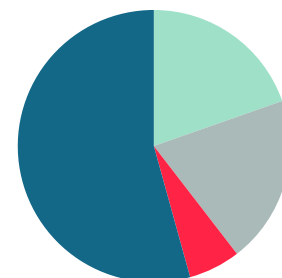
Area Delimited by County Of Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	August 2024	+/-%
Closed Listings	128	137	7.03%
Pending Listings	104	139	33.65%
New Listings	155	185	19.35%
Average List Price	293,385	339,518	15.72%
Average Sale Price	290,168	333,747	15.02%
Average Percent of Selling Price to List Price	98.65%	98.49%	-0.16%
Average Days on Market to Sale	27.79	43.67	57.15%
End of Month Inventory	279	379	35.84%
Months Supply of Inventory	2.50	3.36	34.54%



■ Closed (19.63%)  
■ Pending (19.91%)  
■ Other OffMarket (6.16%)  
■ Active (54.30%)

**Absorption:** Last 12 months, an Average of **113** Sales/Month  
**Active Inventory** as of August 31, 2024 = **379**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2024 rose **35.84%** to 379 existing homes available for sale. Over the last 12 months this area has had an average of 113 closed sales per month. This represents an unsold inventory index of **3.36** 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 **15.02%** in August 2024 to \$333,747 versus the previous year at \$290,168.

#### Average Days on Market Lengthens

The average number of **43.67** days that homes spent on the market before selling increased by 15.88 days or **57.15%** in August 2024 compared to last year's same month at **27.79** DOM.

#### Sales Success for August 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 185 New Listings in August 2024, up **19.35%** from last year at 155. Furthermore, there were 137 Closed Listings this month versus last year at 128, a **7.03%** increase.

Closed versus Listed trends yielded a **74.1%** ratio, down from previous year's, August 2023, at **82.6%**, a **10.33%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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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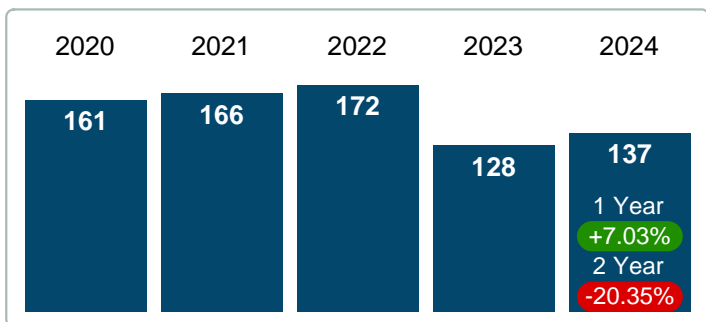
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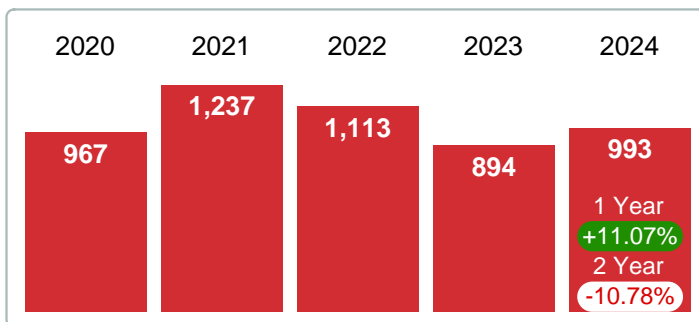
## CLOSED LISTINGS

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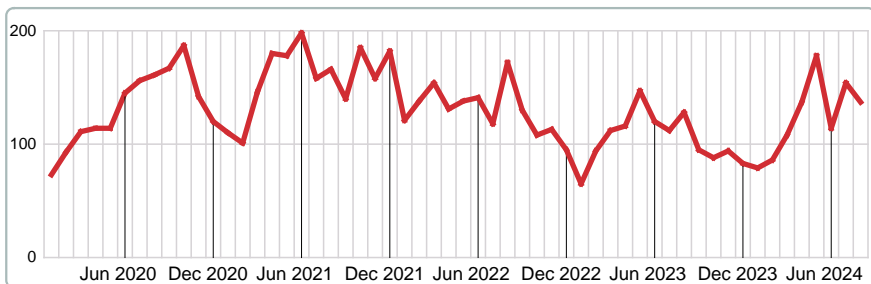
### AUGUST



### YEAR TO DATE (YTD)

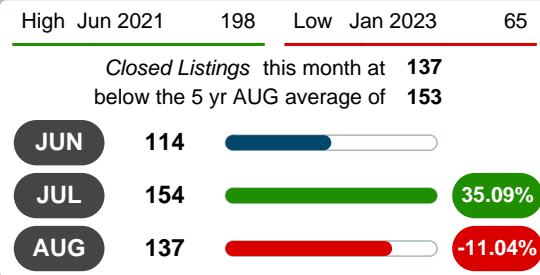


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 153



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	13	9.49%	23.8	6	6	1	0
\$175,001 - \$225,000	12	8.76%	29.3	0	12	0	0
\$225,001 - \$250,000	17	12.41%	43.3	0	13	4	0
\$250,001 - \$325,000	44	32.12%	43.6	0	30	13	1
\$325,001 - \$375,000	17	12.41%	69.9	0	9	8	0
\$375,001 - \$550,000	20	14.60%	41.5	0	9	10	1
\$550,001 and up	14	10.22%	46.4	0	4	9	1
<b>Total Closed Units</b>	<b>137</b>			<b>6</b>	<b>83</b>	<b>45</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>45,723,326</b>	<b>100%</b>	<b>43.7</b>	<b>691.40K</b>	<b>25.05M</b>	<b>18.60M</b>	<b>1.39M</b>
<b>Average Closed Price</b>	<b>\$333,747</b>			<b>\$115,233</b>	<b>\$301,754</b>	<b>\$413,253</b>	<b>\$463,300</b>

# August 2024



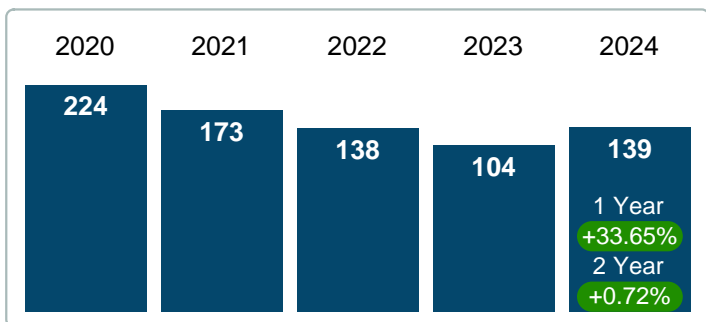
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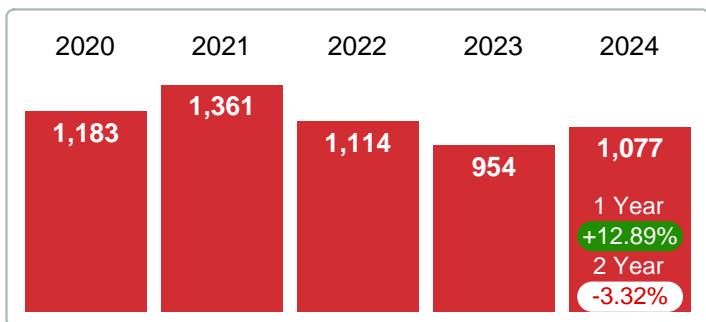
## PENDING LISTINGS

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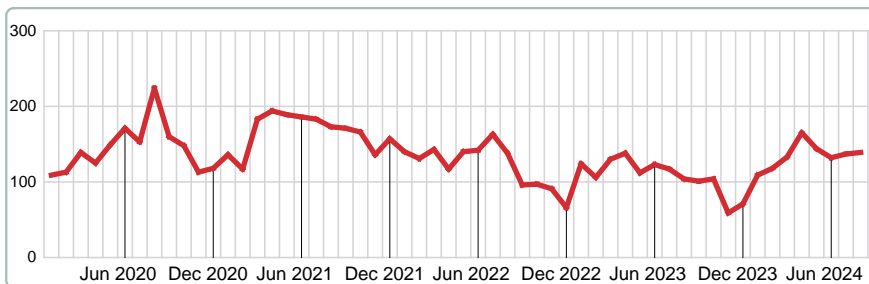
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

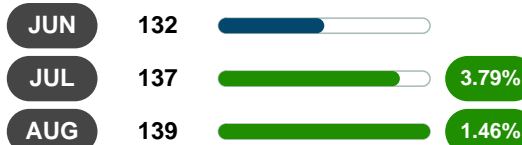


### 3 MONTHS

5 year AUG AVG = 156

High Aug 2020 224 Low Nov 2023 59

Pending Listings this month at 139 below the 5 yr AUG average of 156



### 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	13	9.35%	41.6	1	10	2	0
\$175,001 - \$225,000	19	13.67%	29.1	0	19	0	0
\$225,001 - \$250,000	18	12.95%	54.8	0	14	4	0
\$250,001 - \$300,000	28	20.14%	53.5	0	22	6	0
\$300,001 - \$375,000	29	20.86%	34.7	0	18	8	3
\$375,001 - \$450,000	18	12.95%	66.7	0	8	8	2
\$450,001 and up	14	10.07%	68.7	1	4	6	3
<b>Total Pending Units</b>	<b>139</b>			<b>2</b>	<b>95</b>	<b>34</b>	<b>8</b>
<b>Total Pending Volume</b>	<b>43,142,071</b>	<b>100%</b>	<b>54.8</b>	<b>659.50K</b>	<b>25.86M</b>	<b>12.44M</b>	<b>4.18M</b>
<b>Average Listing Price</b>	<b>\$267,432</b>			<b>\$329,750</b>	<b>\$272,173</b>	<b>\$365,984</b>	<b>\$522,838</b>

# August 2024



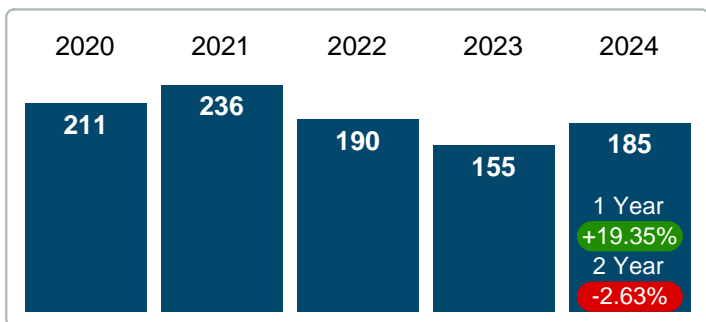
Area Delimited by County Of Wagoner - Residential Property Type



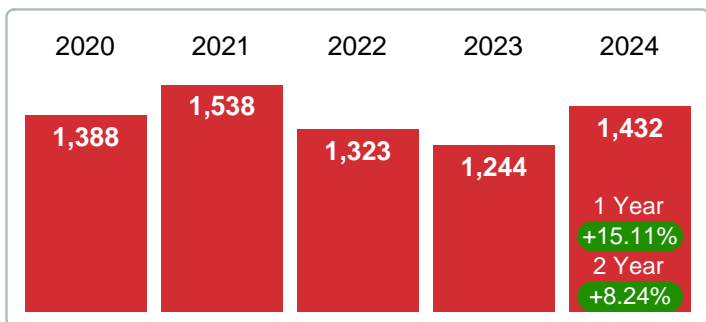
## NEW LISTINGS

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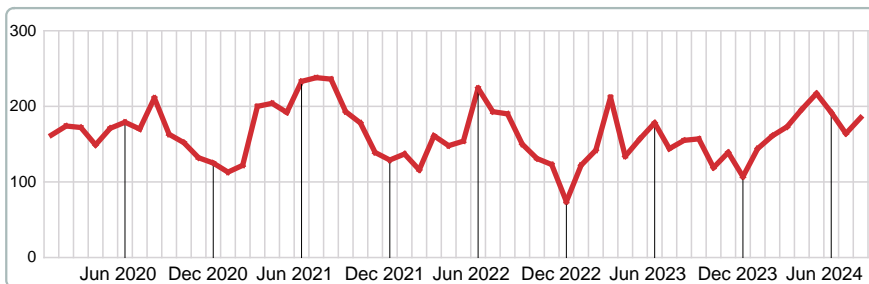
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 195

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 185  
below the 5 yr AUG average of 195



### 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	20	10.81%	6	13	1	0
\$175,001 - \$225,000	22	11.89%	0	20	2	0
\$225,001 - \$250,000	21	11.35%	1	17	3	0
\$250,001 - \$325,000	49	26.49%	2	36	11	0
\$325,001 - \$425,000	32	17.30%	0	16	14	2
\$425,001 - \$575,000	20	10.81%	1	9	8	2
\$575,001 and up	21	11.35%	1	4	10	6
<b>Total New Listed Units</b>	<b>185</b>		<b>11</b>	<b>115</b>	<b>49</b>	<b>10</b>
<b>Total New Listed Volume</b>	<b>65,453,877</b>	<b>100%</b>	<b>3.27M</b>	<b>34.60M</b>	<b>20.80M</b>	<b>6.79M</b>
<b>Average New Listed Listing Price</b>	<b>\$276,312</b>		<b>\$297,164</b>	<b>\$300,873</b>	<b>\$424,399</b>	<b>\$678,920</b>

# August 2024



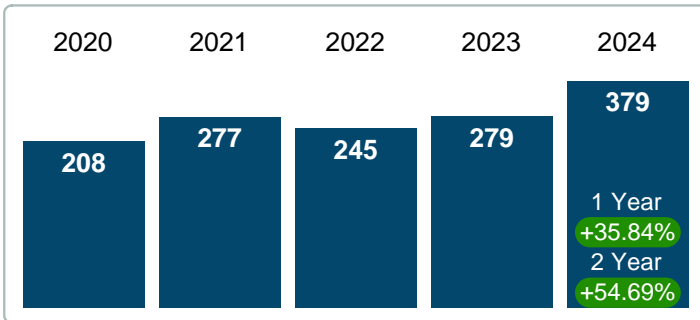
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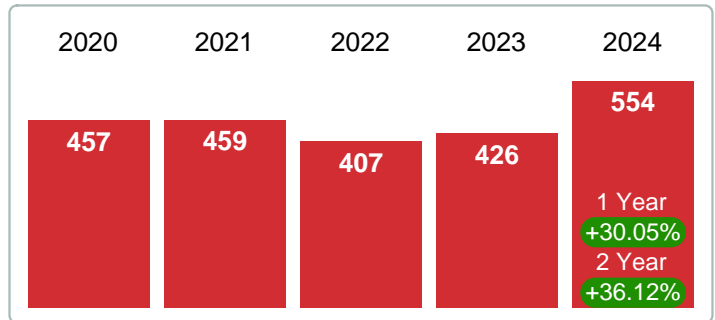
## ACTIVE INVENTORY

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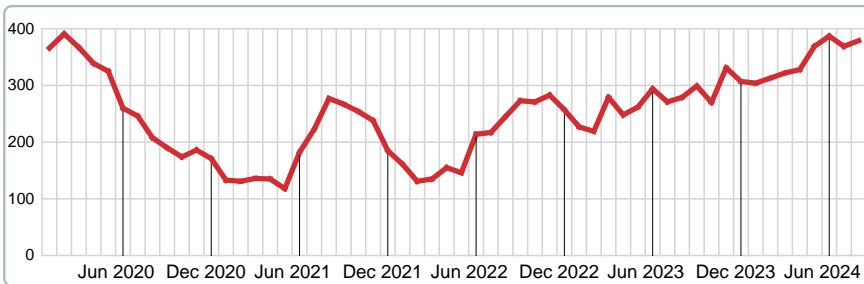
### END OF AUGUST



### ACTIVE DURING AUGUST



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 278

High Feb 2020 391 Low May 2021 118

Inventory this month at **379**  
above the 5 yr AUG average of **278**

JUN	387	
JUL	369	-4.65%
AUG	379	2.71%

## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	38	10.03%	72.8	12	21	5	0
\$200,001 - \$250,000	49	12.93%	47.9	3	40	6	0
\$250,001 - \$275,000	20	5.28%	62.5	0	16	4	0
\$275,001 - \$375,000	127	33.51%	72.8	3	83	39	2
\$375,001 - \$525,000	61	16.09%	64.8	2	28	27	4
\$525,001 - \$675,000	41	10.82%	63.9	3	15	19	4
\$675,001 and up	43	11.35%	87.9	1	9	22	11
Total Active Inventory by Units			379	24	212	122	21
Total Active Inventory by Volume			159,766,460	6.71M	75.22M	58.20M	19.63M
Average Active Inventory Listing Price			\$421,547	\$279,763	\$354,830	\$477,012	\$934,895

# August 2024



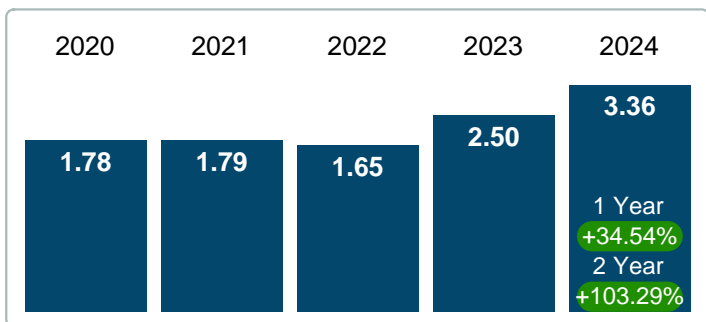
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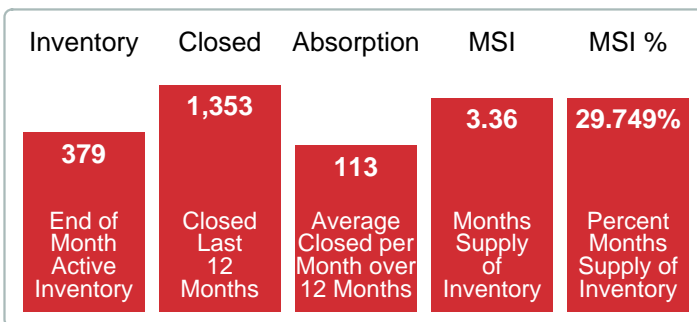
## MONTHS SUPPLY of INVENTORY (MSI)

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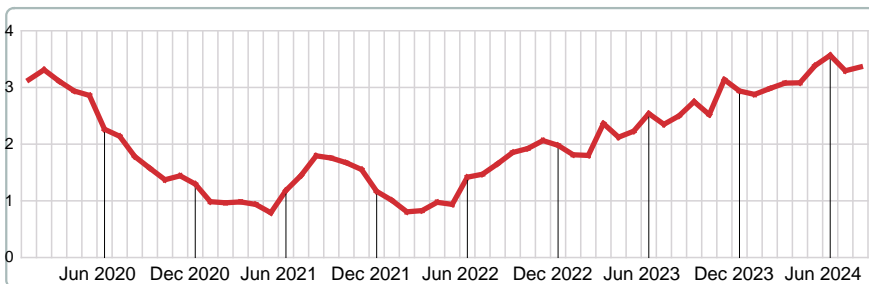
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2024

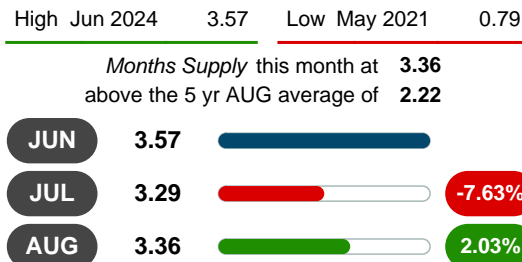


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 2.22



### 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
\$200,000 and less	10.03%	1.90	2.36	1.67	2.31	0.00
\$200,001 - \$250,000	12.93%	2.03	9.00	2.03	1.53	0.00
\$250,001 - \$275,000	5.28%	2.16	0.00	2.67	1.41	0.00
\$275,001 - \$375,000	33.51%	4.03	7.20	4.35	3.34	6.00
\$375,001 - \$525,000	16.09%	3.49	24.00	3.73	3.21	2.67
\$525,001 - \$675,000	10.82%	5.72	36.00	10.00	4.30	3.43
\$675,001 and up	11.35%	13.23	0.00	15.43	11.00	16.50
Market Supply of Inventory (MSI)		3.36	3.84	3.16	3.44	5.14
Total Active Inventory by Units	100%	379	24	212	122	21

# August 2024



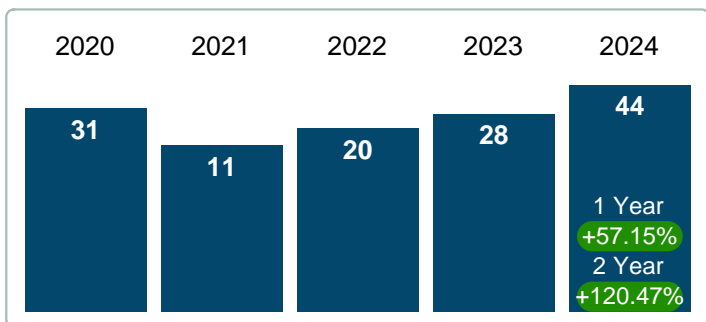
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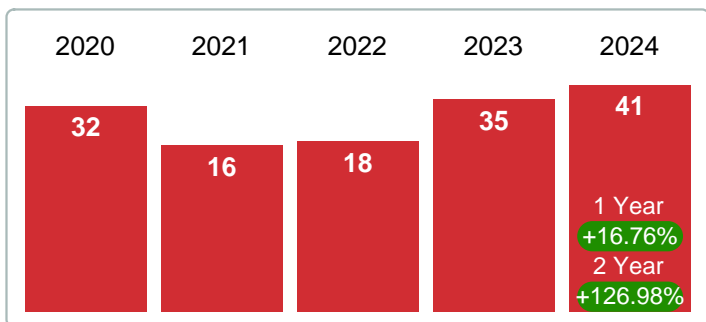
## AVERAGE DAYS ON MARKET TO SALE

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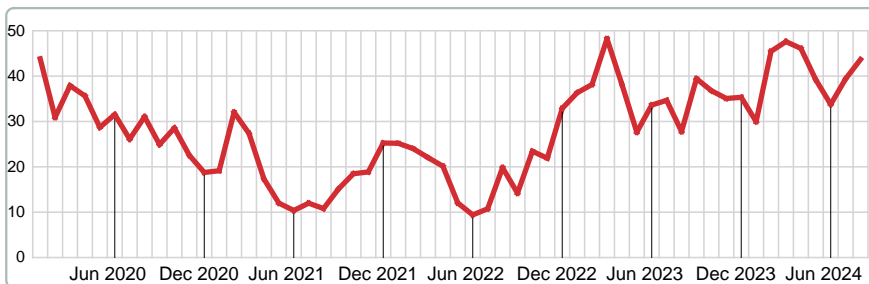
### AUGUST



### YEAR TO DATE (YTD)

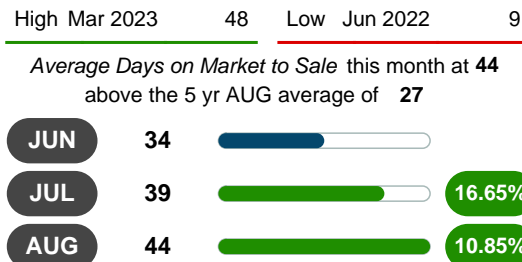


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 27



### 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
\$175,000 and less	9.49%	24	30	7	88	0
\$175,001 - \$225,000	8.76%	29	0	29	0	0
\$225,001 - \$250,000	12.41%	43	0	51	18	0
\$250,001 - \$325,000	32.12%	44	0	40	54	21
\$325,001 - \$375,000	12.41%	70	0	66	75	0
\$375,001 - \$550,000	14.60%	41	0	26	55	44
\$550,001 and up	10.22%	46	0	35	56	8
<b>Average Closed DOM</b>		<b>44</b>				
<b>Total Closed Units</b>	<b>100%</b>	<b>44</b>	<b>6</b>	<b>83</b>	<b>45</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>45,723,326</b>	<b>691.40K</b>	<b>25.05M</b>	<b>18.60M</b>	<b>1.39M</b>

# August 2024



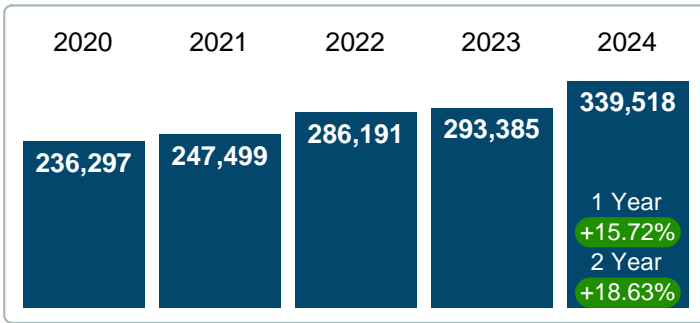
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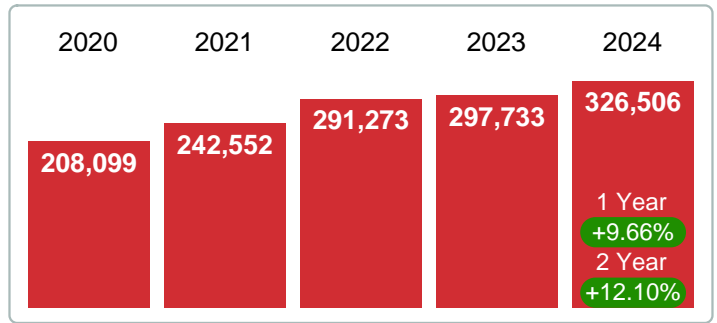
## AVERAGE LIST PRICE AT CLOSING

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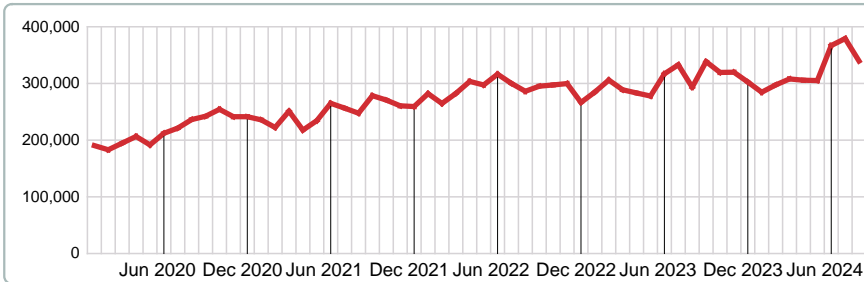
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

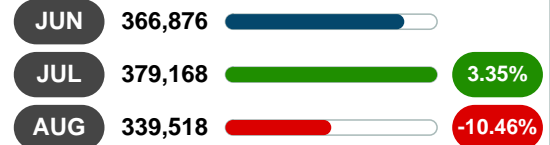


### 3 MONTHS

5 year AUG AVG = 280,578

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

Average List Price at Closing this month at **339,518** above the 5 yr AUG average of **280,578**



### 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
\$175,000 and less	9.49%	119,246	119,733	116,967	130,000	0
\$175,001 - \$225,000	7.30%	211,163	0	213,919	0	0
\$225,001 - \$250,000	13.87%	238,480	0	238,852	243,914	0
\$250,001 - \$325,000	30.66%	285,157	0	286,261	287,664	300,000
\$325,001 - \$375,000	10.95%	349,685	0	363,370	356,094	0
\$375,001 - \$550,000	17.52%	434,434	0	444,056	445,533	444,900
\$550,001 and up	10.22%	762,336	0	809,750	750,422	679,900
<b>Average List Price</b>		<b>339,518</b>	<b>119,733</b>	<b>306,838</b>	<b>420,070</b>	<b>474,933</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>339,518</b>	<b>6</b>	<b>83</b>	<b>45</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>46,513,939</b>	<b>718.40K</b>	<b>25.47M</b>	<b>18.90M</b>	<b>1.42M</b>



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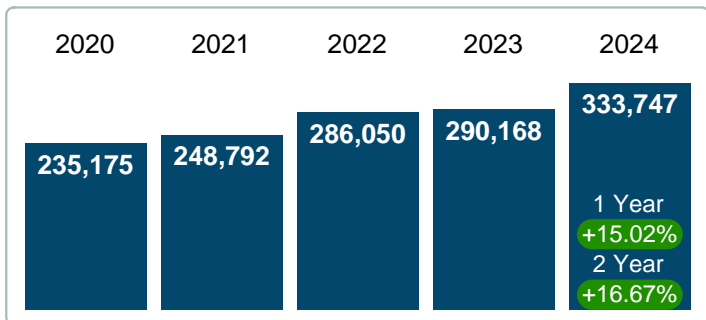
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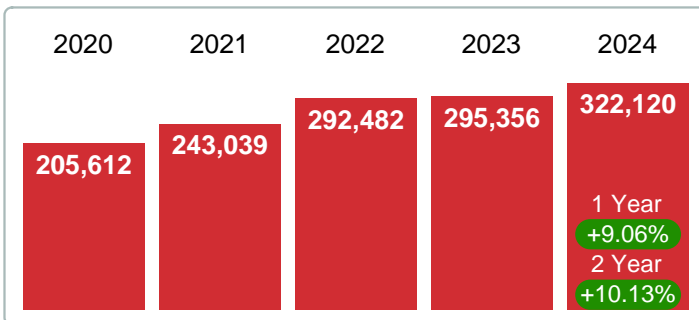
## AVERAGE SOLD PRICE AT CLOSING

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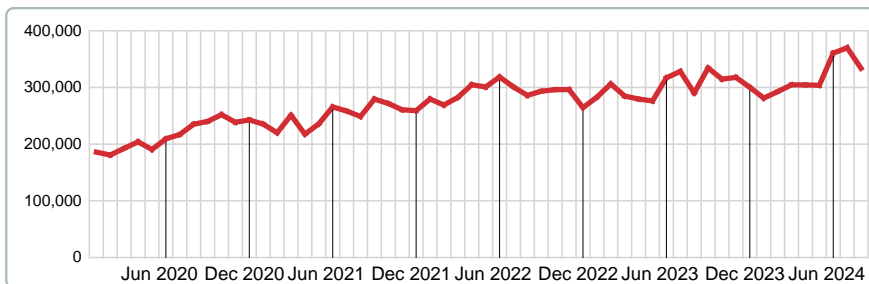
### AUGUST



### YEAR TO DATE (YTD)

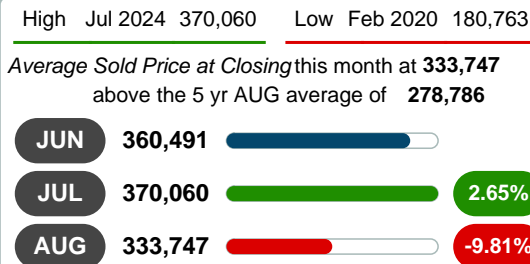


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 278,786



## 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
\$175,000 and less	9.49%	115,512	115,233	116,709	110,000	0
\$175,001 - \$225,000	8.76%	211,019	0	211,019	0	0
\$225,001 - \$250,000	12.41%	239,425	0	238,510	242,401	0
\$250,001 - \$325,000	32.12%	284,294	0	283,920	285,872	275,000
\$325,001 - \$375,000	12.41%	352,324	0	356,158	348,011	0
\$375,001 - \$550,000	14.60%	436,889	0	428,945	443,238	444,900
\$550,001 and up	10.22%	741,643	0	782,250	731,556	670,000
<b>Average Sold Price</b>		<b>333,747</b>	<b>115,233</b>	<b>301,754</b>	<b>413,253</b>	<b>463,300</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>333,747</b>	<b>6</b>	<b>83</b>	<b>45</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>45,723,326</b>	<b>691.40K</b>	<b>25.05M</b>	<b>18.60M</b>	<b>1.39M</b>

# August 2024



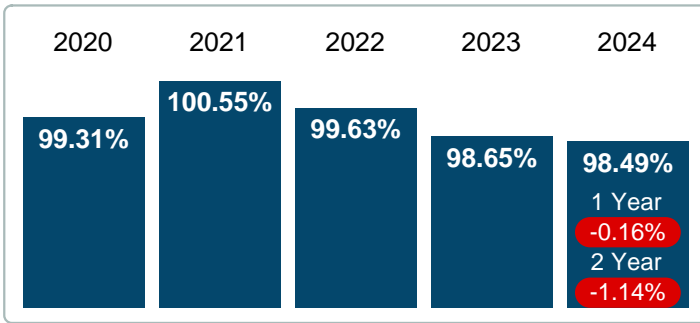
Area Delimited by County Of Wagoner - Residential Property Type



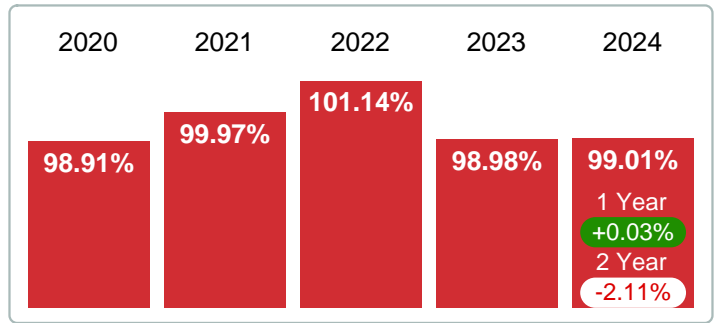
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

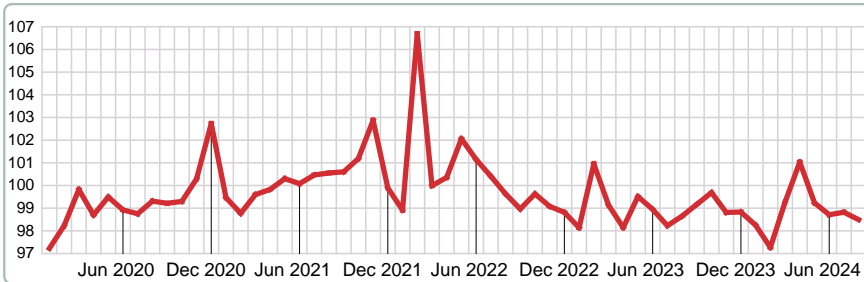
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

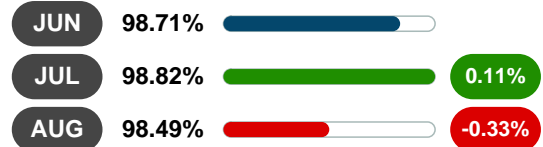


### 3 MONTHS

5 year AUG AVG = 99.33%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **98.49%**  
below the 5 yr AUG 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
\$175,000 and less	13	9.49%	95.80%	95.85%	97.62%	84.62%	0.00%
\$175,001 - \$225,000	12	8.76%	98.75%	0.00%	98.75%	0.00%	0.00%
\$225,001 - \$250,000	17	12.41%	99.77%	0.00%	99.90%	99.37%	0.00%
\$250,001 - \$325,000	44	32.12%	99.10%	0.00%	99.23%	99.39%	91.67%
\$325,001 - \$375,000	17	12.41%	97.92%	0.00%	98.02%	97.81%	0.00%
\$375,001 - \$550,000	20	14.60%	98.23%	0.00%	96.72%	99.42%	100.00%
\$550,001 and up	14	10.22%	98.36%	0.00%	97.67%	98.65%	98.54%
Average Sold/List Ratio		98.50%		95.85%	98.67%	98.64%	96.74%
Total Closed Units		137	100%	6	83	45	3
Total Closed Volume		45,723,326		691.40K	25.05M	18.60M	1.39M

# August 2024



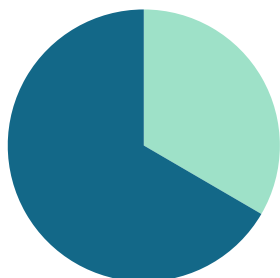
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

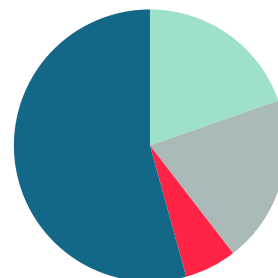


**Inventory**  
 New Listings  
**185 = 33.39%**  
 Start Inventory  
**369**  
 Total Inventory Units  
**554**  
 Volume  
**\$214,396,807**

### Market Activity

Closed Sales  
**137 = 19.63%**  
 Pending Sales  
**139 = 19.91%**  
 Other Off Market  
**43 = 6.16%**  
 Active Inventory  
**379 = 54.30%**

### MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	128	137	7.03%	894	993	11.07%
Pending Sales	104	139	33.65%	954	1,077	12.89%
New Listings	155	185	19.35%	1,244	1,432	15.11%
Average List Price	293,385	339,518	15.72%	297,733	326,506	9.66%
Average Sale Price	290,168	333,747	15.02%	295,356	322,120	9.06%
Average Percent of Selling Price to List Price	98.65%	98.49%	-0.16%	98.98%	99.01%	0.03%
Average Days on Market to Sale	27.79	43.67	57.15%	35.03	40.90	16.76%
Monthly Inventory	279	379	35.84%	279	379	35.84%
Months Supply of Inventory	2.50	3.36	34.54%	2.50	3.36	34.54%

**Absorption:** Last 12 months, an Average of 113 Sales/Month

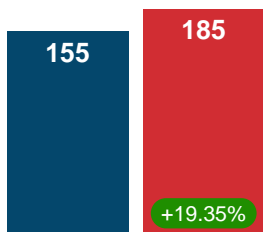
**Inventory on August 31, 2024 = 379**

**2023 2024**

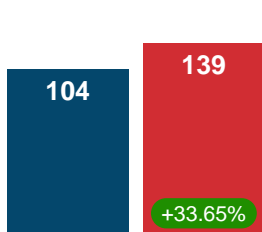
### AUGUST MARKET

### AVERAGE PRICES

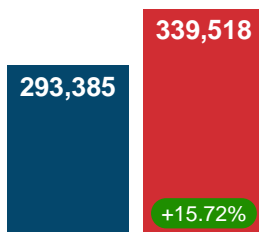
#### New Listings



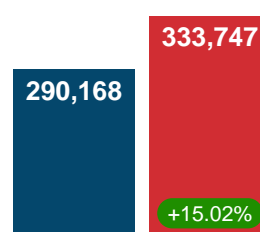
#### Pending Listings



#### List Price



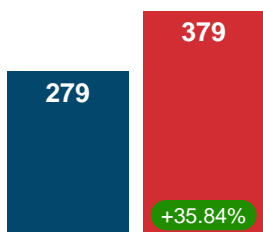
#### Sale Price



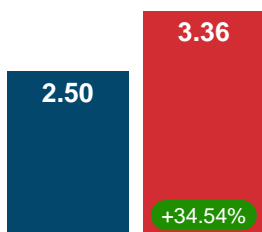
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

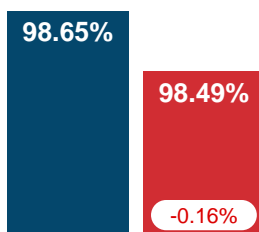
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

