



September 2024

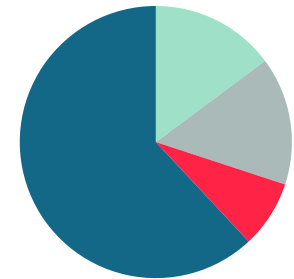
Area Delimited by County Of Wagoner



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2023	2024	+/-%
Closed Listings	124	152	22.58%
Pending Listings	133	156	17.29%
New Listings	222	224	0.90%
Average List Price	281,754	270,217	-4.09%
Average Sale Price	276,884	266,332	-3.81%
Average Percent of Selling Price to List Price	98.82%	97.29%	-1.54%
Average Days on Market to Sale	39.98	54.41	36.07%
End of Month Inventory	509	635	24.75%
Months Supply of Inventory	3.60	4.44	23.08%



■ Closed (14.83%)
■ Pending (15.22%)
■ Other OffMarket (8.00%)
■ Active (61.95%)

Absorption: Last 12 months, an Average of **143** Sales/Month
Active Inventory as of September 30, 2024 = **635**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2024 rose **24.75%** to 635 existing homes available for sale. Over the last 12 months this area has had an average of 143 closed sales per month. This represents an unsold inventory index of **4.44** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **3.81%** in September 2024 to \$266,332 versus the previous year at \$276,884.

Average Days on Market Lengthens

The average number of **54.41** days that homes spent on the market before selling increased by 14.42 days or **36.07%** in September 2024 compared to last year's same month at **39.98** DOM.

Sales Success for September 2024 is Positive

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

There were 224 New Listings in September 2024, up **0.90%** from last year at 222. Furthermore, there were 152 Closed Listings this month versus last year at 124, a **22.58%** increase.

Closed versus Listed trends yielded a **67.9%** ratio, up from previous year's, September 2023, at **55.9%**, a **21.49%** 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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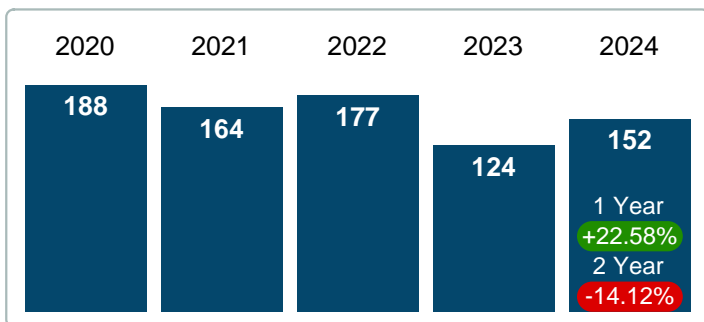
Area Delimited by County Of Wagoner



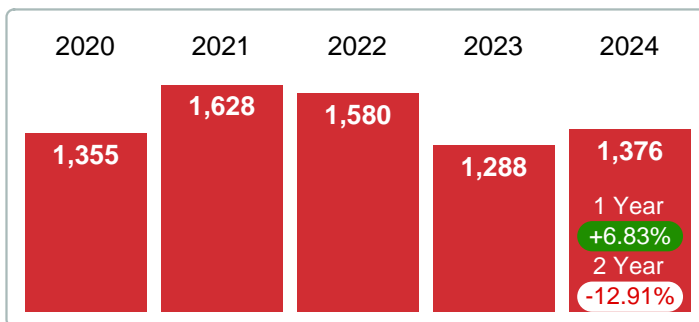
CLOSED LISTINGS

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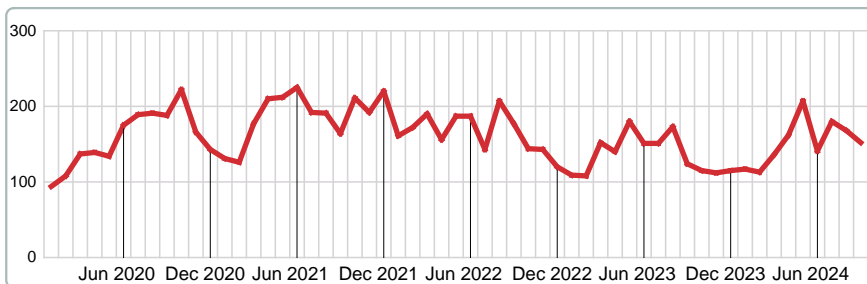
SEPTEMBER



YEAR TO DATE (YTD)

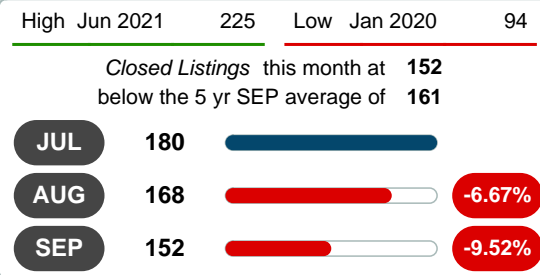


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 161



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$150,000	32	21.05%	66.4	14	15	3	0
\$150,001-\$225,000	23	15.13%	37.9	4	19	0	0
\$225,001-\$300,000	35	23.03%	53.1	0	28	6	1
\$300,001-\$350,000	25	16.45%	41.7	1	14	7	3
\$350,001-\$425,000	20	13.16%	63.8	0	9	11	0
\$425,001 and up	17	11.18%	64.5	3	4	7	3
Total Closed Units	152			22	89	34	7
Total Closed Volume	40,482,490	100%	54.4	3.12M	21.91M	12.05M	3.40M
Average Closed Price	\$266,332			\$141,830	\$246,144	\$354,503	\$486,045



September 2024

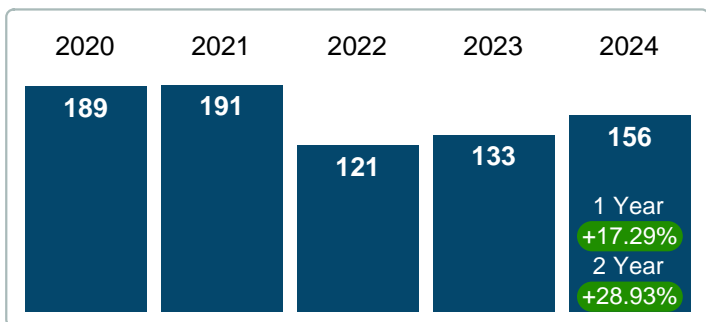
Area Delimited by County Of Wagoner



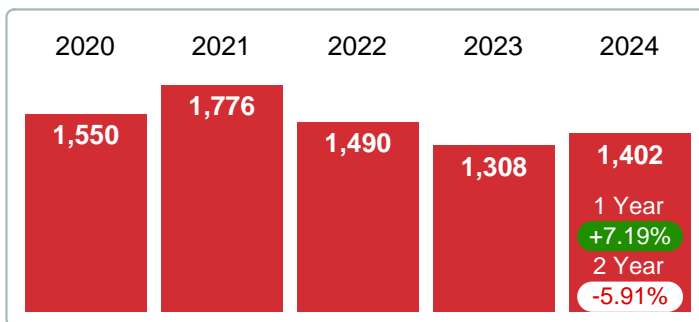
PENDING LISTINGS

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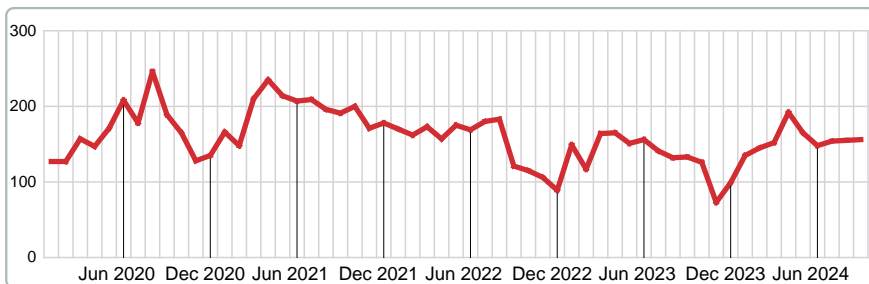
SEPTEMBER



YEAR TO DATE (YTD)

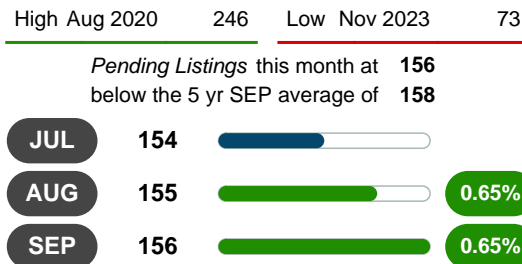


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 158



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	15	9.62%	62.6	11	2	2	0
\$75,001 - \$200,000	19	12.18%	31.8	4	15	0	0
\$200,001 - \$225,000	14	8.97%	31.1	0	14	0	0
\$225,001 - \$300,000	48	30.77%	51.0	7	35	6	0
\$300,001 - \$375,000	24	15.38%	58.2	1	15	8	0
\$375,001 - \$475,000	18	11.54%	51.0	0	11	6	1
\$475,001 and up	18	11.54%	65.4	1	2	13	2
Total Pending Units	156			24	94	35	3
Total Pending Volume	48,622,064	100%	71.8	4.69M	26.32M	15.62M	1.99M
Average Listing Price	\$213,798			\$195,325	\$280,018	\$446,256	\$664,547



September 2024

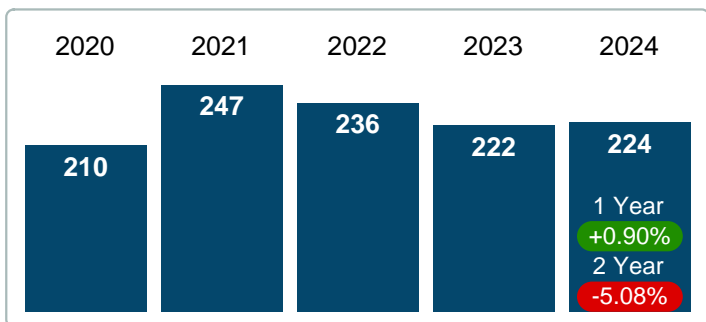
Area Delimited by County Of Wagoner



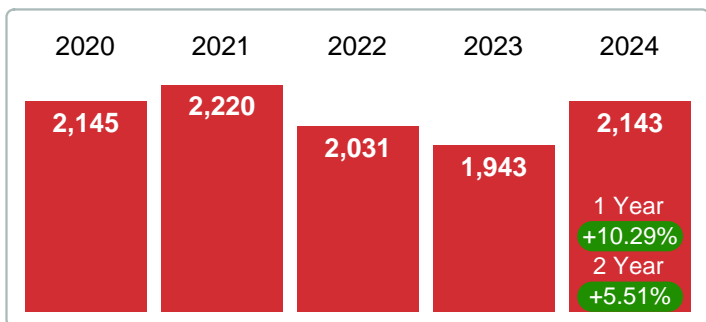
NEW LISTINGS

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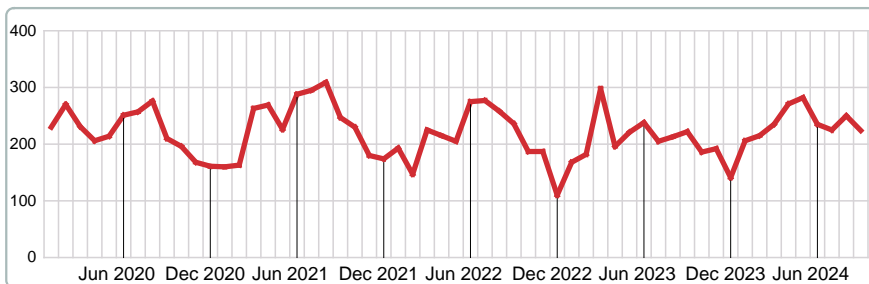
SEPTEMBER



YEAR TO DATE (YTD)

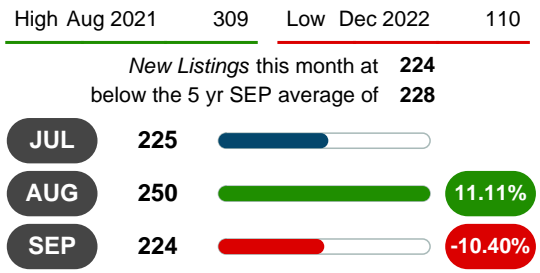


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 228



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0	0	0	0
\$1 - \$150,000	47	20.98%	22	18	7	0
\$150,001 - \$225,000	37	16.52%	12	23	1	1
\$225,001 - \$325,000	52	23.21%	8	37	7	0
\$325,001 - \$375,000	32	14.29%	1	20	11	0
\$375,001 - \$575,000	30	13.39%	3	15	11	1
\$575,001 and up	26	11.61%	6	6	9	5
Total New Listed Units	224		52	119	46	7
Total New Listed Volume	69,233,846	100%	11.51M	32.91M	17.94M	6.87M
Average New Listed Listing Price	\$167,096		\$221,396	\$276,565	\$390,053	\$981,077



September 2024

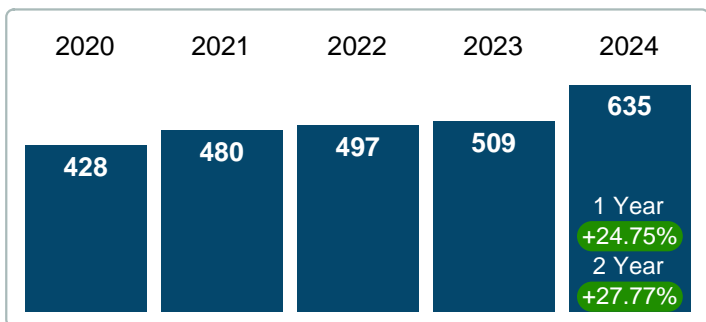
Area Delimited by County Of Wagoner



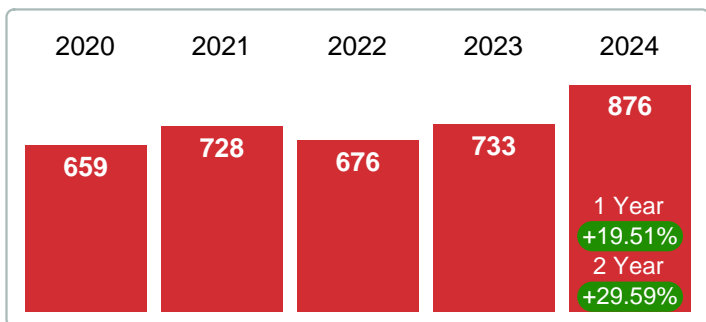
ACTIVE INVENTORY

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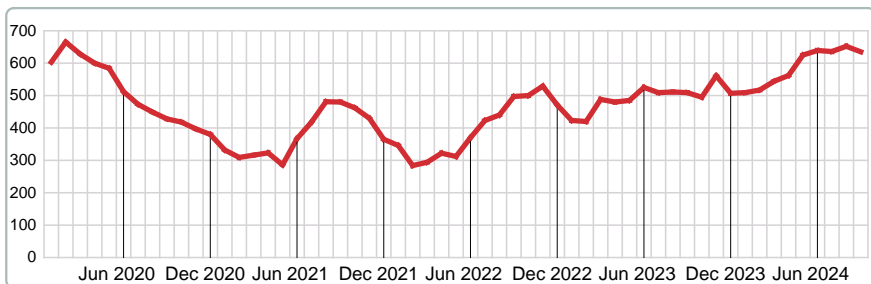
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 510

High Feb 2020 665 Low Feb 2022 284

Inventory this month at **635**
above the 5 yr SEP average of **510**

- JUL** 636
- AUG** 652 **2.52%**
- SEP** 635 **-2.61%**

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	49	7.72%	64.7	26	14	9	0
\$50,001 - \$150,000	101	15.91%	113.8	92	7	2	0
\$150,001 - \$225,000	89	14.02%	91.9	52	31	5	1
\$225,001 - \$325,000	125	19.69%	72.6	33	70	21	1
\$325,001 - \$450,000	129	20.31%	74.6	17	69	40	3
\$450,001 - \$675,000	71	11.18%	74.4	16	20	30	5
\$675,001 and up	71	11.18%	114.1	30	10	20	11
Total Active Inventory by Units			635	266	221	127	21
Total Active Inventory by Volume			286,997,541	137.60M	73.97M	55.41M	20.02M
Average Active Inventory Listing Price			\$451,965	\$517,281	\$334,692	\$436,334	\$953,314

September 2024



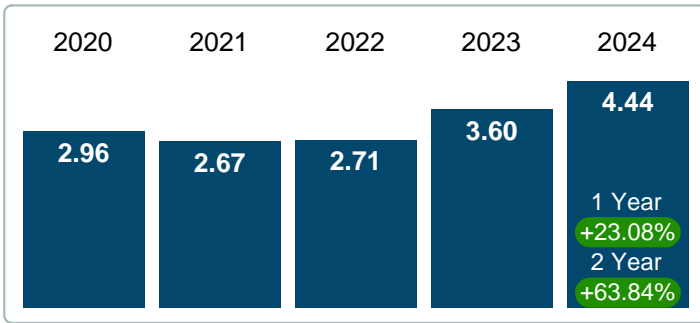
Area Delimited by County Of Wagoner



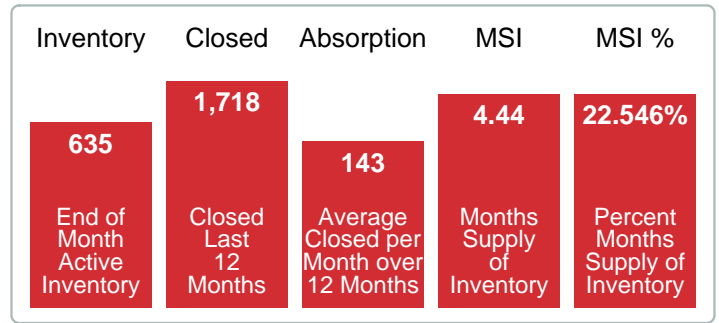
MONTHS SUPPLY of INVENTORY (MSI)

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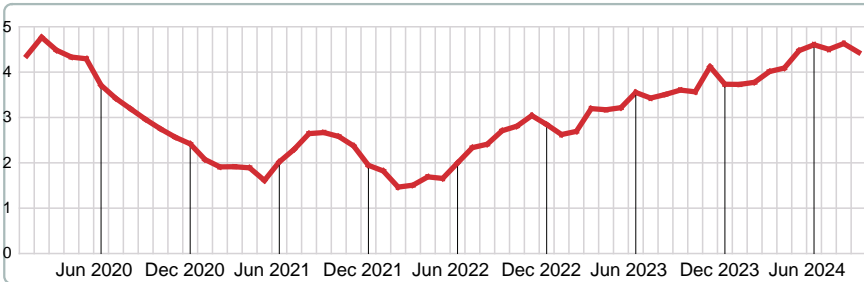
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2024

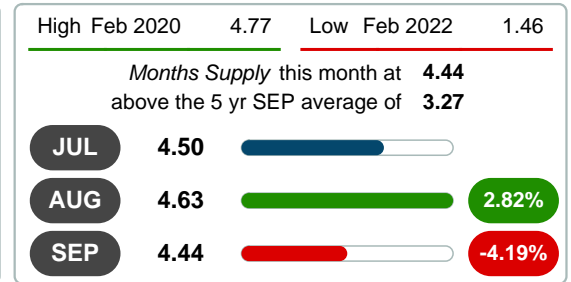


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 3.27



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
\$50,000 and less	49	7.72%	2.81	3.71	1.89	3.00	0.00
\$50,001 - \$150,000	101	15.91%	6.41	9.95	1.27	2.18	0.00
\$150,001 - \$225,000	89	14.02%	4.08	14.18	1.91	2.73	12.00
\$225,001 - \$325,000	125	19.69%	2.73	13.66	2.27	1.76	1.71
\$325,001 - \$450,000	129	20.31%	5.09	20.40	5.71	3.58	2.40
\$450,001 - \$675,000	71	11.18%	5.20	16.00	5.71	3.83	3.75
\$675,001 and up	71	11.18%	20.78	120.00	20.00	10.43	14.67
Market Supply of Inventory (MSI)			4.44	10.89	2.90	3.29	5.14
Total Active Inventory by Units		100%	4.44	266	221	127	21



September 2024

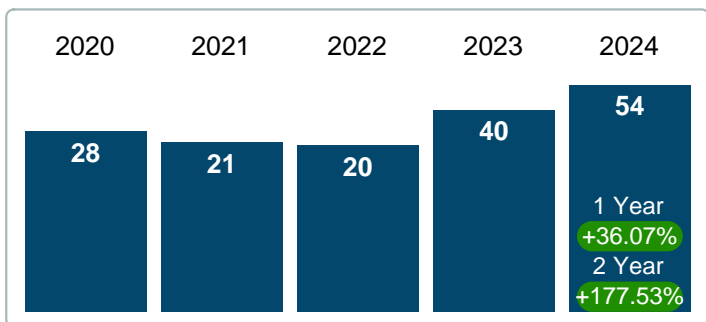
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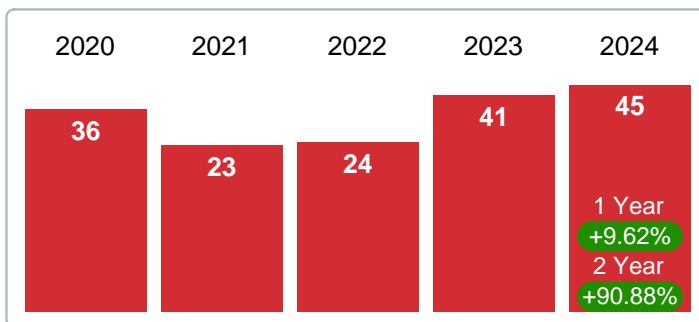
AVERAGE DAYS ON MARKET TO SALE

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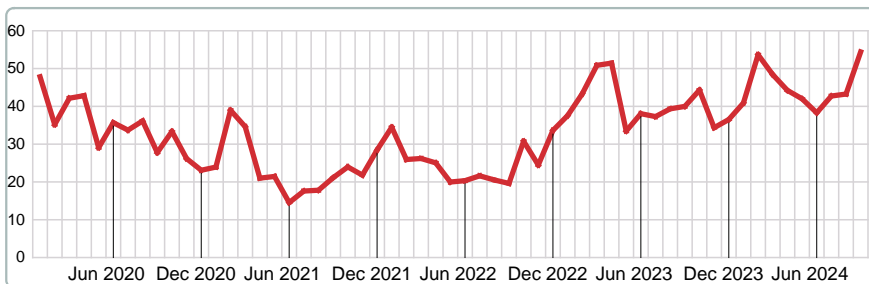
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 33

High Sep 2024 54 Low Jun 2021 15

Average Days on Market to Sale this month at 54 above the 5 yr SEP average of 33

Month	Days	% Change
JUL	43	
AUG	43	1.24%
SEP	54	25.78%

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
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$150,000	32	21.05%	66	119	25	31	0
\$150,001-\$225,000	23	15.13%	38	85	28	0	0
\$225,001-\$300,000	35	23.03%	53	0	47	88	13
\$300,001-\$350,000	25	16.45%	42	88	37	32	70
\$350,001-\$425,000	20	13.16%	64	0	82	49	0
\$425,001 and up	17	11.18%	65	61	59	78	45
Average Closed DOM	54			103	42	57	51
Total Closed Units	152	100%	54	22	89	34	7
Total Closed Volume	40,482,490			3.12M	21.91M	12.05M	3.40M

September 2024



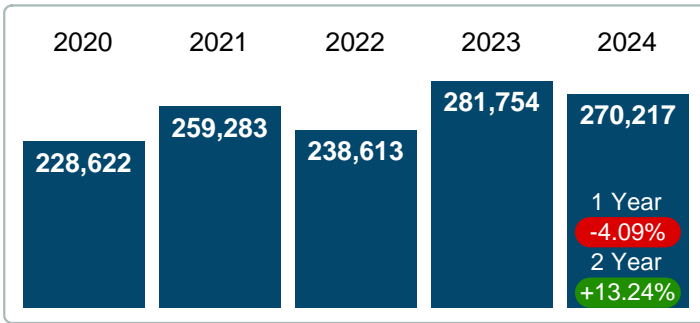
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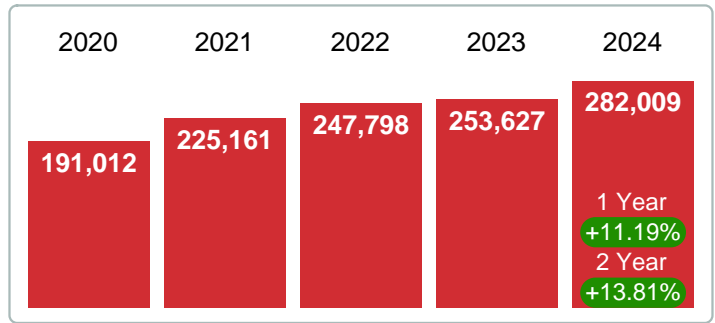
AVERAGE LIST PRICE AT CLOSING

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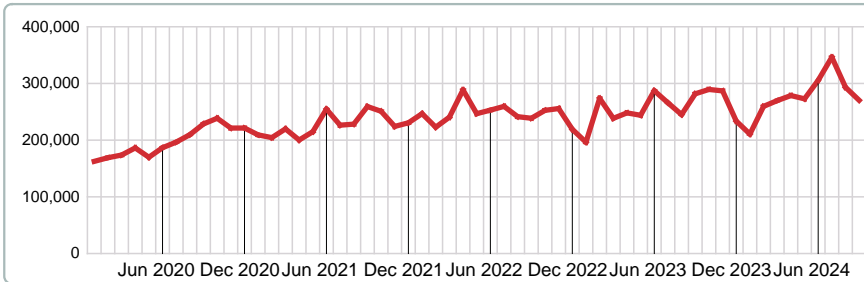
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

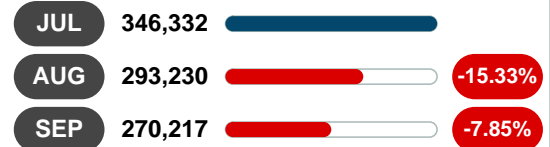


3 MONTHS

5 year SEP AVG = 255,698

High Jul 2024 346,332 Low Jan 2020 162,572

Average List Price at Closing this month at **270,217** above the 5 yr SEP average of **255,698**



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1 to \$150,000	31	20.39%	34,299	51,885	39,802	1,947	0
\$150,001 to \$225,000	22	14.47%	203,439	183,200	209,760	0	0
\$225,001 to \$300,000	38	25.00%	264,248	0	263,415	272,032	235,000
\$300,001 to \$350,000	23	15.13%	327,046	315,000	326,663	327,839	334,633
\$350,001 to \$425,000	20	13.16%	387,318	0	389,797	390,198	0
\$425,001 and up	18	11.84%	568,013	553,300	537,225	539,490	736,667
Average List Price			270,217	156,095	249,309	352,986	492,700
Total Closed Units		100%	270,217	22	89	34	7
Total Closed Volume			41,072,972	3.43M	22.19M	12.00M	3.45M



September 2024

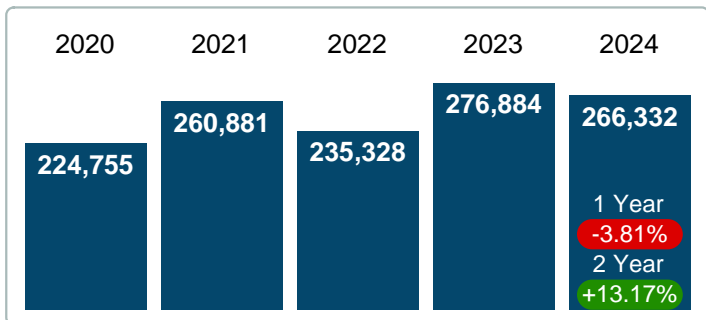
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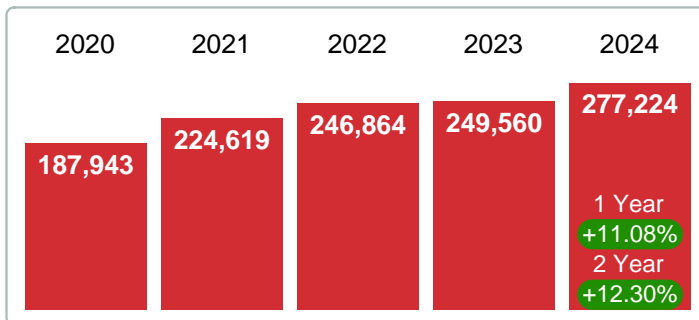
AVERAGE SOLD PRICE AT CLOSING

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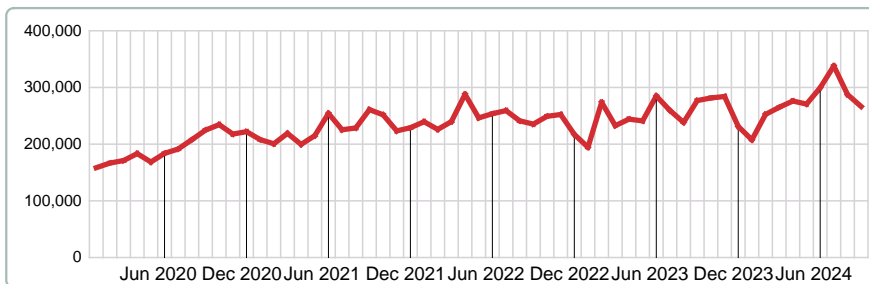
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

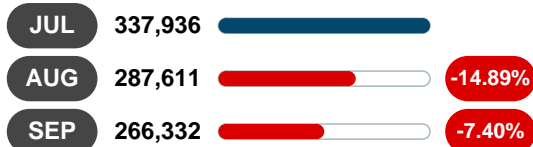


3 MONTHS

5 year SEP AVG = 252,836

High Jul 2024 337,936 Low Jan 2020 158,417

Average Sold Price at Closing this month at **266,332** above the 5 yr SEP average of **252,836**



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1 to \$150,000	32	21.05%	35,318	39,553	38,038	1,947	0
\$150,001 to \$225,000	23	15.13%	201,008	170,380	207,457	0	0
\$225,001 to \$300,000	35	23.03%	260,227	0	259,396	269,140	230,000
\$300,001 to \$350,000	25	16.45%	324,968	310,000	326,024	323,267	329,000
\$350,001 to \$425,000	20	13.16%	387,460	0	387,491	387,435	0
\$425,001 and up	17	11.18%	573,399	525,000	519,925	558,252	728,439
Average Sold Price			266,332	141,830	246,144	354,503	486,045
Total Closed Units		100%	266,332	22	89	34	7
Total Closed Volume			40,482,490	3.12M	21.91M	12.05M	3.40M



September 2024

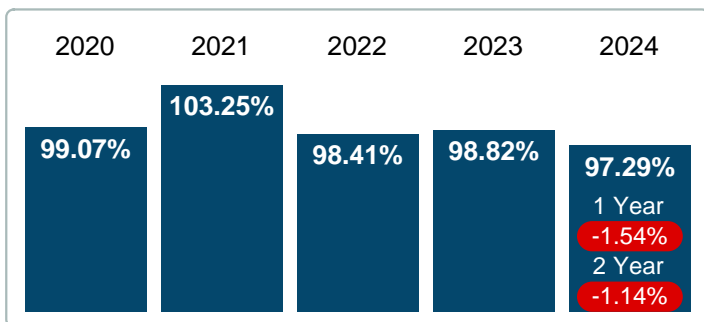
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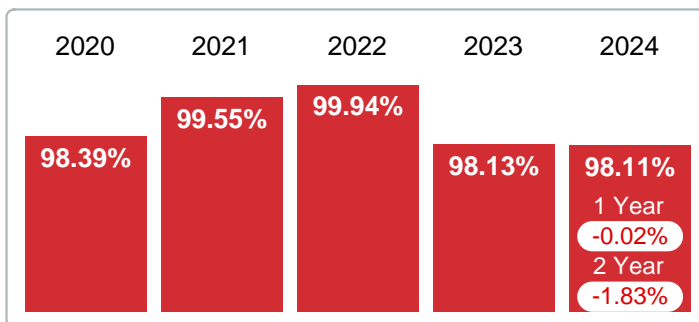
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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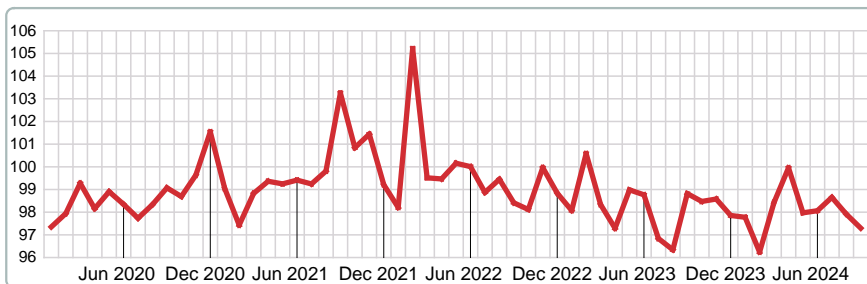
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

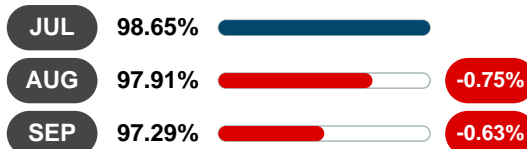


3 MONTHS

5 year SEP AVG = 99.37%

High Feb 2022 105.21% Low Feb 2024 96.24%

Average Sold/List Ratio this month at **97.29%**
below the 5 yr SEP average of **99.37%**



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
\$0 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$1-\$150,000	32	21.05%	91.34%	83.28%	97.13%	100.00%	0.00%
\$150,001-\$225,000	23	15.13%	97.92%	92.87%	98.98%	0.00%	0.00%
\$225,001-\$300,000	35	23.03%	98.63%	0.00%	98.61%	98.87%	97.87%
\$300,001-\$350,000	25	16.45%	99.32%	98.41%	99.84%	98.85%	98.29%
\$350,001-\$425,000	20	13.16%	99.34%	0.00%	99.40%	99.30%	0.00%
\$425,001 and up	17	11.18%	99.52%	94.89%	97.00%	102.77%	99.92%
Average Sold/List Ratio		97.30%		87.29%	98.64%	99.91%	98.93%
Total Closed Units		152	100%	22	89	34	7
Total Closed Volume		40,482,490		3.12M	21.91M	12.05M	3.40M

September 2024



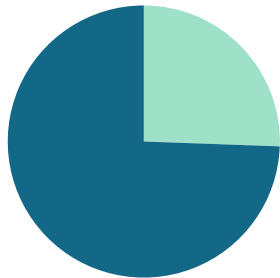
Area Delimited by County Of Wagoner



MARKET SUMMARY

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

INVENTORY

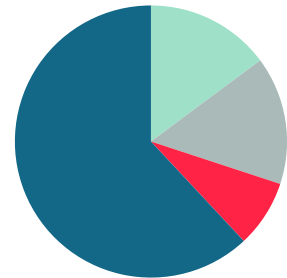


Inventory
 New Listings
224 = 25.57%
 Start Inventory
652
 Total Inventory Units
876
 Volume
\$369,954,252

Market Activity

Closed Sales
152 = 14.83%
 Pending Sales
156 = 15.22%
 Other Off Market
82 = 8.00%
 Active Inventory
635 = 61.95%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	124	152	22.58%	1,288	1,376	6.83%
Pending Sales	133	156	17.29%	1,308	1,402	7.19%
New Listings	222	224	0.90%	1,943	2,143	10.29%
Average List Price	281,754	270,217	-4.09%	253,627	282,009	11.19%
Average Sale Price	276,884	266,332	-3.81%	249,560	277,224	11.08%
Average Percent of Selling Price to List Price	98.82%	97.29%	-1.54%	98.13%	98.11%	-0.02%
Average Days on Market to Sale	39.98	54.41	36.07%	41.05	45.00	9.62%
Monthly Inventory	509	635	24.75%	509	635	24.75%
Months Supply of Inventory	3.60	4.44	23.08%	3.60	4.44	23.08%

Absorption: Last 12 months, an Average of **143** Sales/Month

Inventory on September 30, 2024 = **635**

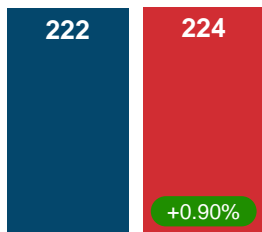
2023

2024

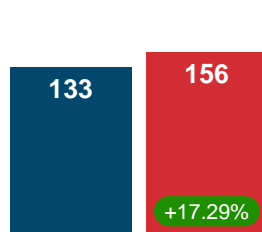
SEPTEMBER MARKET

AVERAGE PRICES

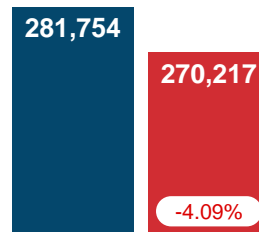
New Listings



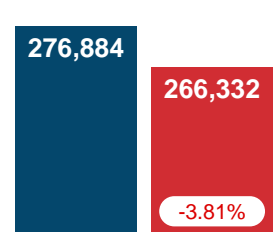
Pending Listings



List Price



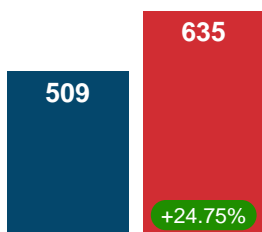
Sale Price



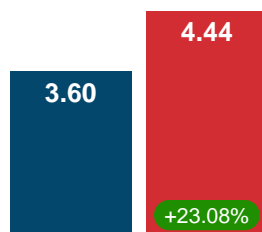
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

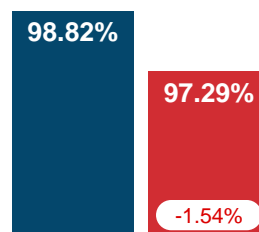
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

