



September 2024

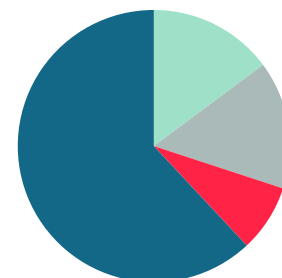
Area Delimited by County Of Wagoner



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%
Median List Price	255,000	274,750	7.75%
Median Sale Price	251,250	272,000	8.26%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	22.00	33.00	50.00%
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.

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 **8.26%** in September 2024 to \$272,000 versus the previous year at \$251,250.

Median Days on Market Lengthens

The median number of **33.00** days that homes spent on the market before selling increased by 11.00 days or **50.00%** in September 2024 compared to last year's same month at **22.00** DOM.

Sales Success for September 2024 is Positive

Overall, with Median Prices going up 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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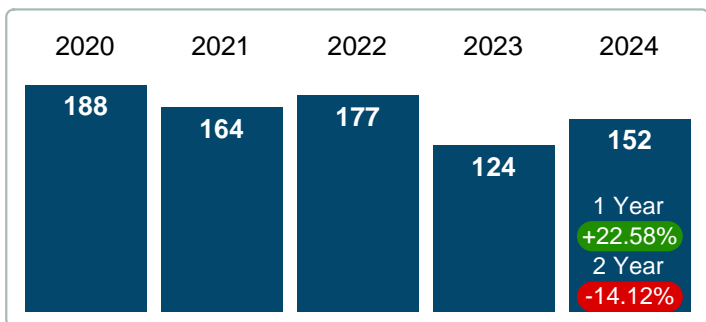
Area Delimited by County Of Wagoner



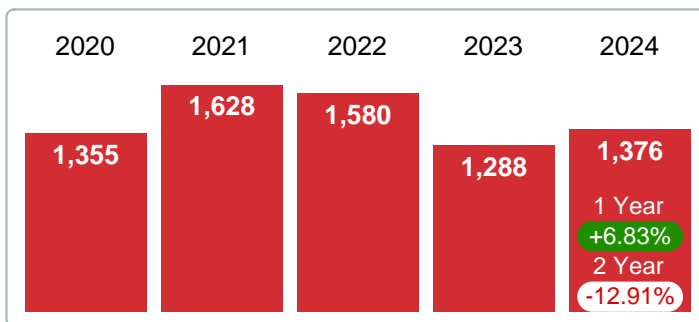
CLOSED LISTINGS

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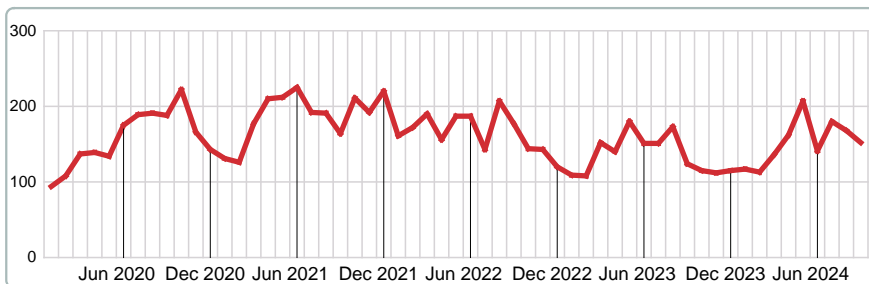
SEPTEMBER



YEAR TO DATE (YTD)

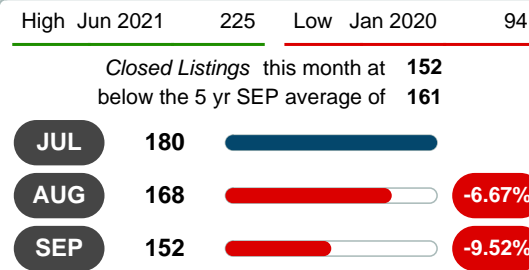


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 161



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1 to \$150,000	32	21.05%	35.5	14	15	3	0
\$150,001 to \$225,000	23	15.13%	20.0	4	19	0	0
\$225,001 to \$300,000	35	23.03%	34.0	0	28	6	1
\$300,001 to \$350,000	25	16.45%	35.0	1	14	7	3
\$350,001 to \$425,000	20	13.16%	30.0	0	9	11	0
\$425,001 and up	17	11.18%	31.0	3	4	7	3
Total Closed Units	152			22	89	34	7
Total Closed Volume	40,482,490	100%	33.0	3.12M	21.91M	12.05M	3.40M
Median Closed Price	\$272,000			\$79,000	\$245,070	\$362,950	\$345,000



September 2024

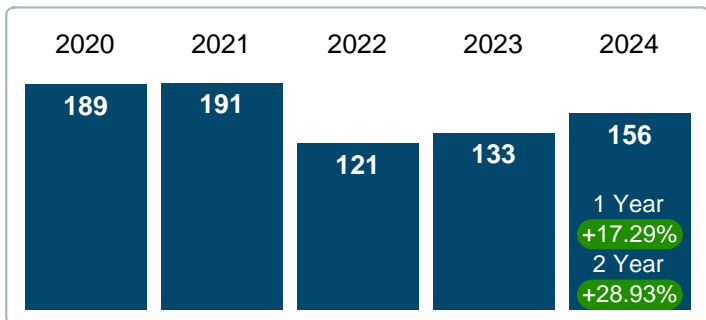
Area Delimited by County Of Wagoner



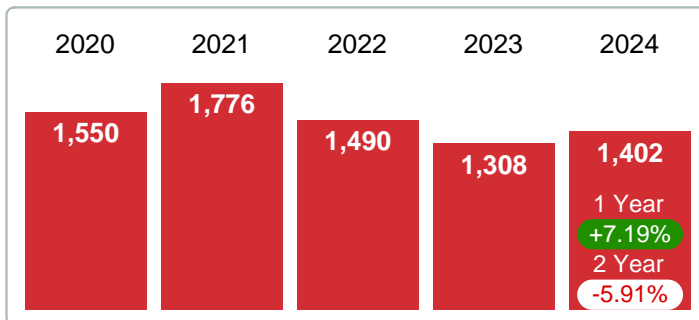
PENDING LISTINGS

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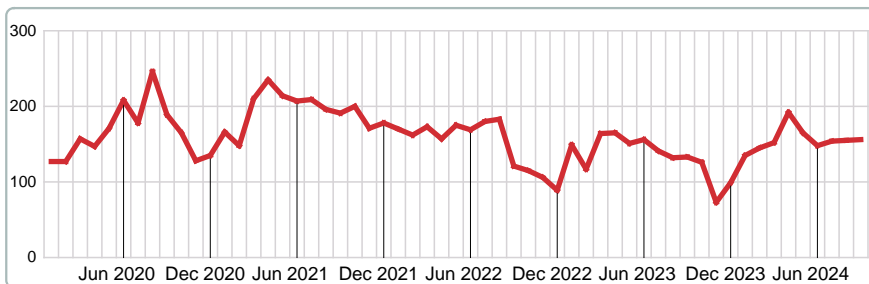
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

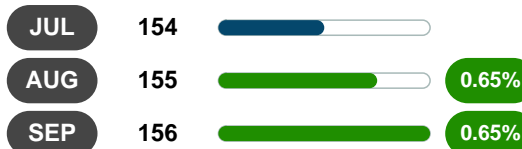


3 MONTHS

5 year SEP AVG = 158

High Aug 2020 246 Low Nov 2023 73

Pending Listings this month at 156 below the 5 yr SEP average of 158



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	15	9.62%	55.0	11	2	2	0
\$75,001 - \$200,000	19	12.18%	10.0	4	15	0	0
\$200,001 - \$225,000	14	8.97%	23.0	0	14	0	0
\$225,001 - \$300,000	48	30.77%	24.0	7	35	6	0
\$300,001 - \$375,000	24	15.38%	50.5	1	15	8	0
\$375,001 - \$475,000	18	11.54%	12.5	0	11	6	1
\$475,001 and up	18	11.54%	53.0	1	2	13	2
Total Pending Units	156			24	94	35	3
Total Pending Volume	48,622,064	100%	29.5	4.69M	26.32M	15.62M	1.99M
Median Listing Price	\$275,000			\$86,250	\$254,450	\$384,900	\$653,640



September 2024

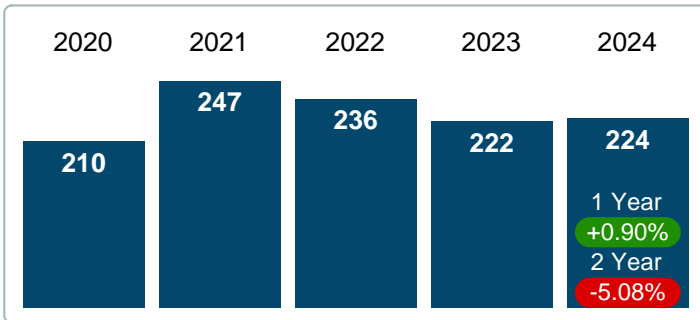
Area Delimited by County Of Wagoner



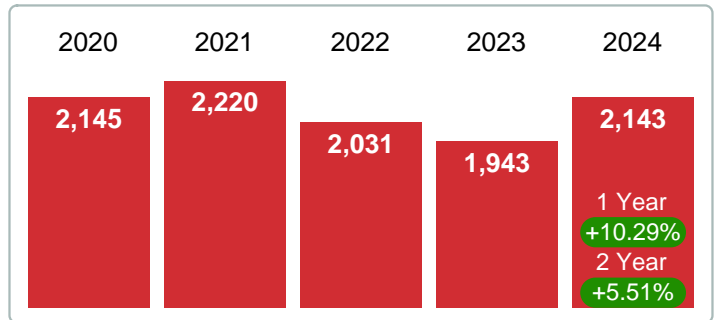
NEW LISTINGS

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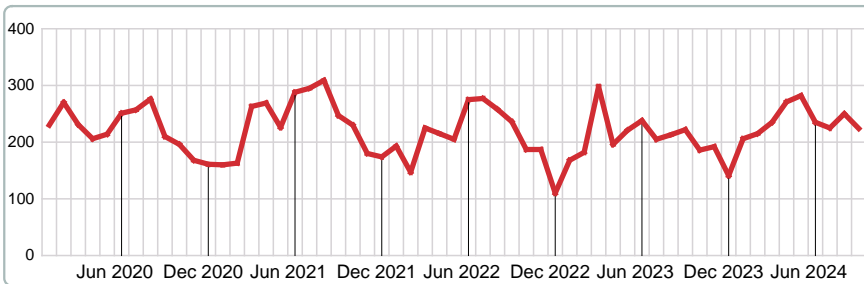
SEPTEMBER



YEAR TO DATE (YTD)

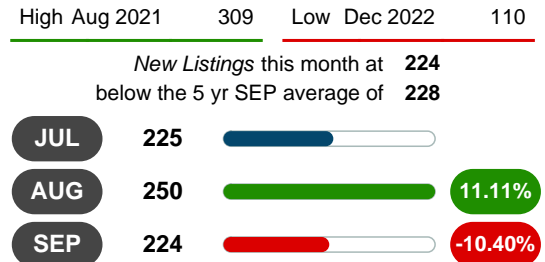


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 228



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	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
Median New Listed Listing Price	\$280,000		\$174,250	\$280,000	\$359,571	\$950,000



September 2024

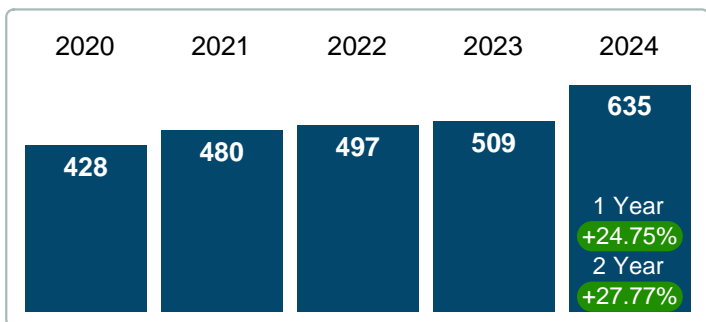
Area Delimited by County Of Wagoner



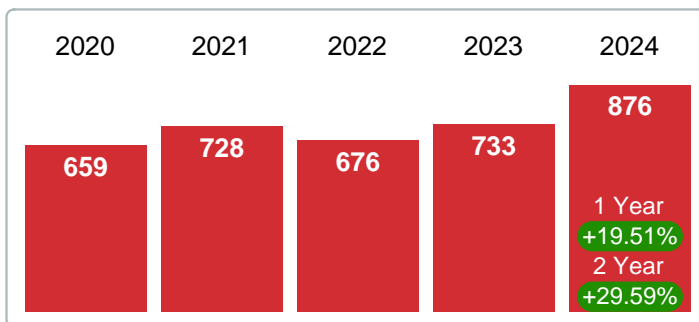
ACTIVE INVENTORY

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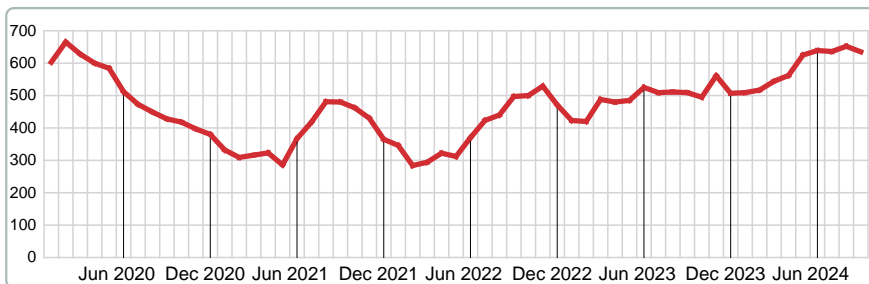
END OF SEPTEMBER



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$50,000 and less	49	7.72%	33.0	26	14	9	0	
\$50,001 - \$150,000	101	15.91%	80.0	92	7	2	0	
\$150,001 - \$225,000	89	14.02%	64.0	52	31	5	1	
\$225,001 - \$325,000	125	19.69%	52.0	33	70	21	1	
\$325,001 - \$450,000	129	20.31%	61.0	17	69	40	3	
\$450,001 - \$675,000	71	11.18%	60.0	16	20	30	5	
\$675,001 and up	71	11.18%	108.0	30	10	20	11	
Total Active Inventory by Units		635		266	221	127	21	
Total Active Inventory by Volume		286,997,541	100%	66.0	137.60M	73.97M	55.41M	20.02M
Median Active Inventory Listing Price		\$289,652			\$167,500	\$310,000	\$385,000	\$689,000

September 2024



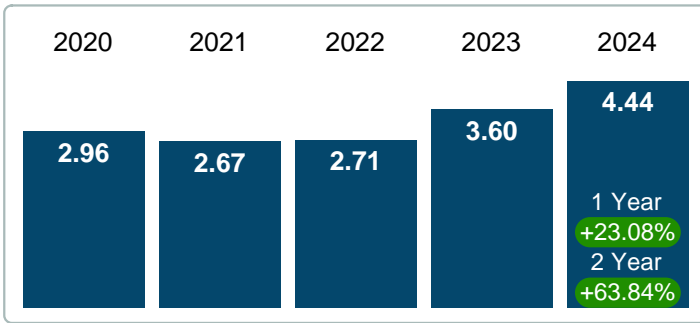
Area Delimited by County Of Wagoner



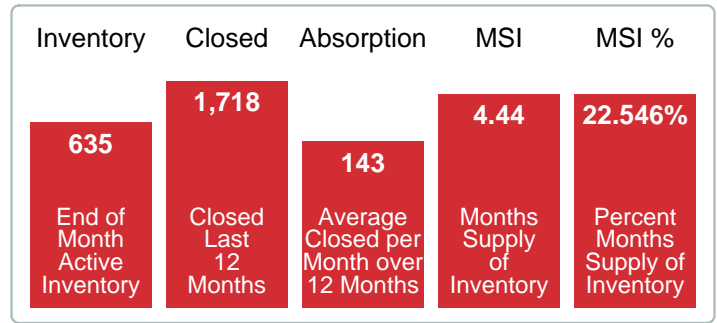
MONTHS SUPPLY of INVENTORY (MSI)

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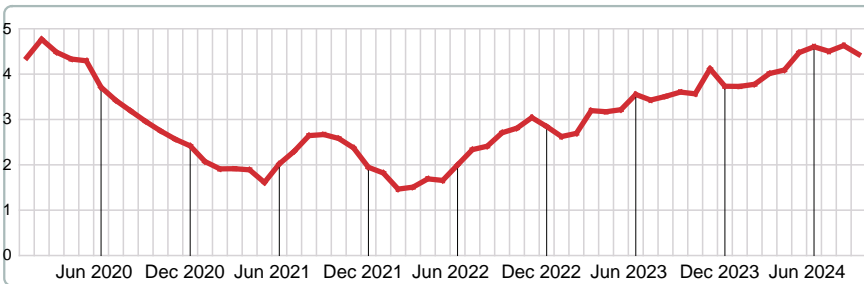
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2024

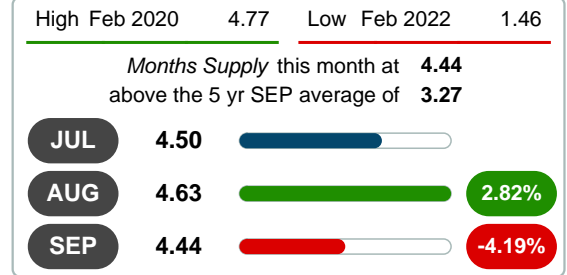


5 YEAR MARKET ACTIVITY TRENDS



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

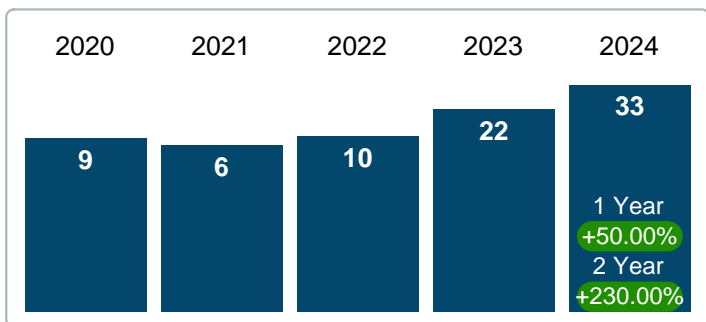
Area Delimited by County Of Wagoner



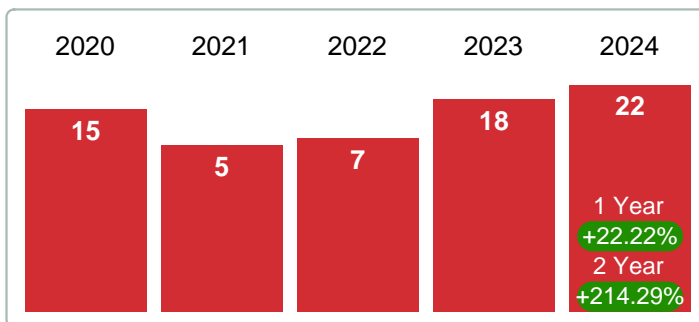
MEDIAN DAYS ON MARKET TO SALE

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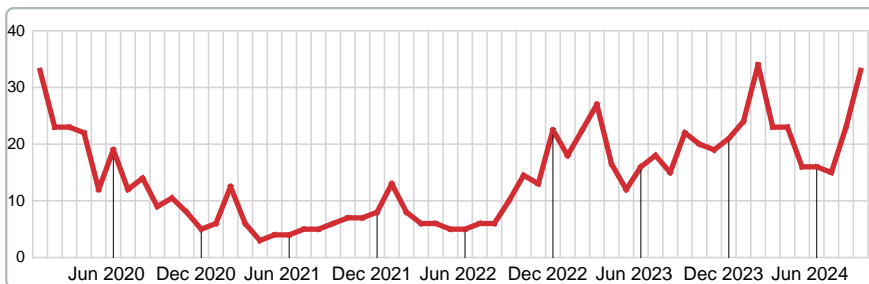
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

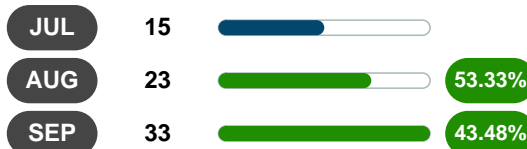


3 MONTHS

5 year SEP AVG = 16

High Feb 2024 34 Low Apr 2021 3

Median Days on Market to Sale this month at 33 above the 5 yr SEP average of 16



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
\$0 and less	0	0.00%	108	0	0	0	0
\$1 - \$150,000	32	21.05%	36	116	13	34	0
\$150,001 - \$225,000	23	15.13%	20	32	17	0	0
\$225,001 - \$300,000	35	23.03%	34	0	34	57	13
\$300,001 - \$350,000	25	16.45%	35	88	27	35	36
\$350,001 - \$425,000	20	13.16%	30	0	47	17	0
\$425,001 and up	17	11.18%	31	28	30	65	11
Median Closed DOM	33			83	28	43	29
Total Closed Units	152	100%	33.0	22	89	34	7
Total Closed Volume	40,482,490			3.12M	21.91M	12.05M	3.40M



September 2024

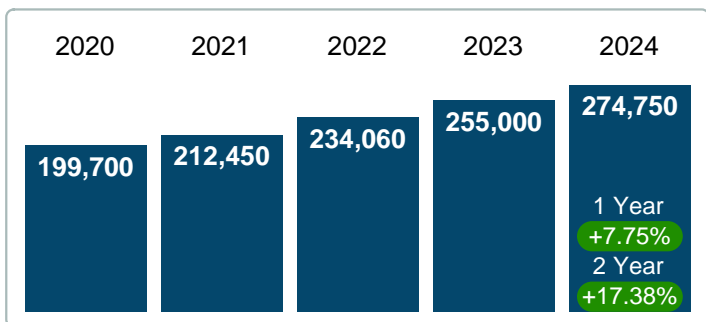
Area Delimited by County Of Wagoner



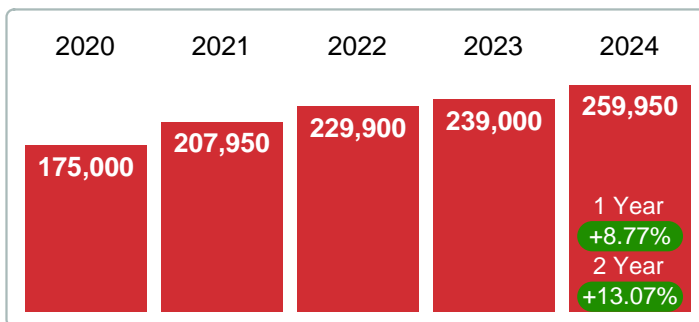
MEDIAN LIST PRICE AT CLOSING

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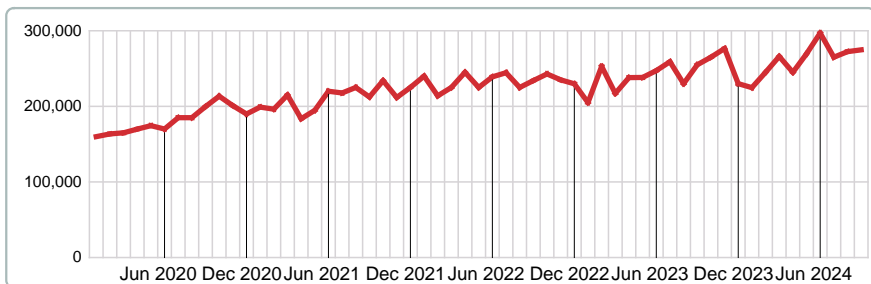
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 235,192

High Jun 2024 296,990 Low Jan 2020 159,900
 Median List Price at Closing this month at **274,750**
 above the 5 yr SEP average of **235,192**

JUL	265,000	
AUG	272,400	2.79%
SEP	274,750	0.86%

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
\$0 and less	0	0.00%	31	0	0	0	0
\$1-\$150,000	31	20.39%	12,500	20,000	1,895	1,695	0
\$150,001-\$225,000	22	14.47%	209,375	183,700	212,450	0	0
\$225,001-\$300,000	38	25.00%	262,000	266,000	257,900	284,500	235,000
\$300,001-\$350,000	23	15.13%	327,990	315,000	328,445	327,990	339,900
\$350,001-\$425,000	20	13.16%	389,900	0	391,698	379,900	0
\$425,001 and up	18	11.84%	522,500	525,000	532,450	492,500	650,000
Median List Price			274,750	83,750	250,000	371,445	349,000
Total Closed Units		100%	274,750	22	89	34	7
Total Closed Volume			41,072,972	3.43M	22.19M	12.00M	3.45M



September 2024

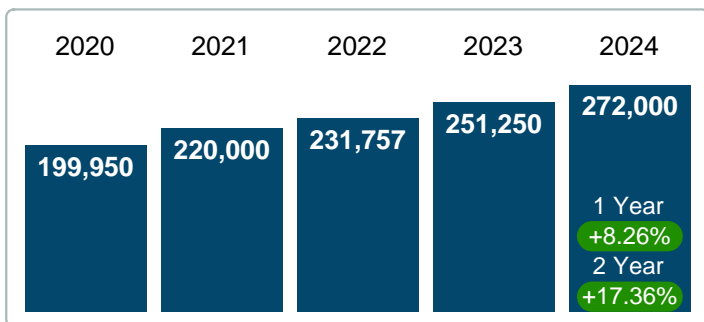
Area Delimited by County Of Wagoner



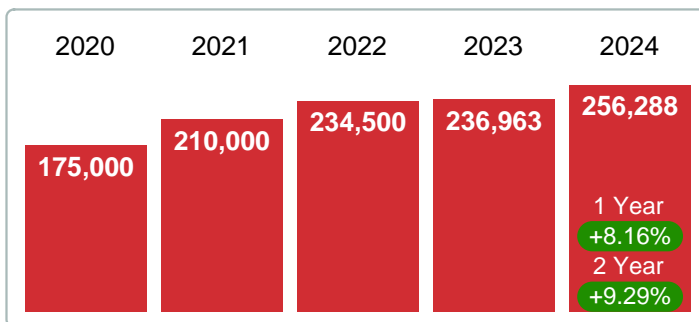
MEDIAN SOLD PRICE AT CLOSING

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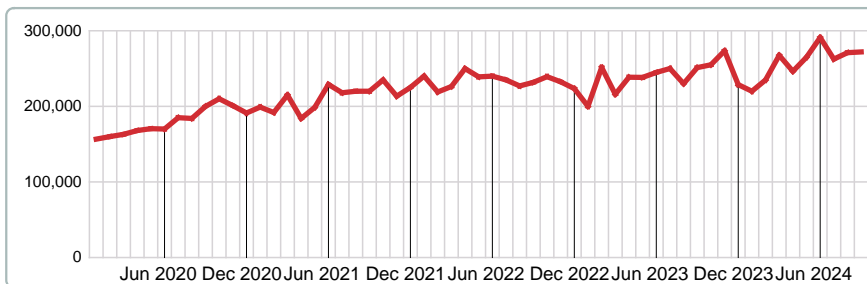
SEPTEMBER



YEAR TO DATE (YTD)

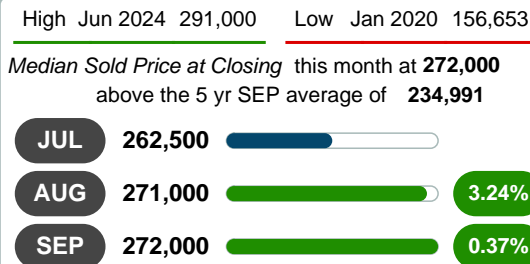


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 234,991



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
\$0 and less	0	0.00%	522,500	0	0	0	0
\$1-\$150,000	32	21.05%	11,750	16,875	1,895	1,695	0
\$150,001-\$225,000	23	15.13%	209,000	166,250	215,000	0	0
\$225,001-\$300,000	35	23.03%	259,000	0	254,500	281,750	230,000
\$300,001-\$350,000	25	16.45%	330,000	310,000	330,000	327,990	335,000
\$350,001-\$425,000	20	13.16%	390,950	0	392,742	379,900	0
\$425,001 and up	17	11.18%	545,318	525,000	509,950	520,000	625,000
Median Sold Price			272,000	79,000	245,070	362,950	345,000
Total Closed Units		100%	272,000	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



MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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SEPTEMBER

2020	2021	2022	2023	2024
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YEAR TO DATE (YTD)

2020	2021	2022	2023	2024
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5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 100.00%

High Sep 2024 100.00% Low Jan 2020 99.63%

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

- JUL 100.00%
- AUG 100.00%
- SEP 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
\$0 and less	0	0.00%	45,318.00%	0.00%	0.00%	0.00%	0.00%
\$1	32	21.05%	98.48%	82.54%	100.00%	100.00%	0.00%
\$150,001	23	15.13%	100.00%	93.20%	100.00%	0.00%	0.00%
\$225,001	35	23.03%	99.65%	0.00%	99.74%	99.82%	97.87%
\$300,001	25	16.45%	100.00%	98.41%	100.00%	100.00%	98.56%
\$350,001	20	13.16%	100.00%	0.00%	100.00%	100.00%	0.00%
\$425,001 and up	17	11.18%	99.51%	93.76%	97.77%	100.00%	96.67%
Median Sold/List Ratio		100.00%		91.29%	100.00%	100.00%	97.87%
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

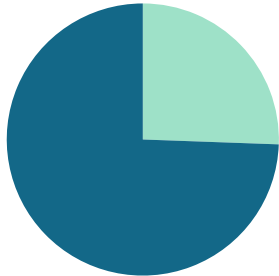
Area Delimited by County Of Wagoner



MARKET SUMMARY

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INVENTORY

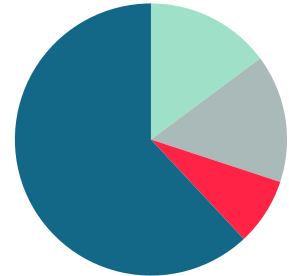


Inventory
 New Listings
224 = 25.57%
 Start Inventory
652
 Total Inventory Units
876
 Volume
\$369,954,252

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%
Median List Price	255,000	274,750	7.75%	239,000	259,950	8.77%
Median Sale Price	251,250	272,000	8.26%	236,963	256,288	8.16%
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	22.00	33.00	50.00%	18.00	22.00	22.22%
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**

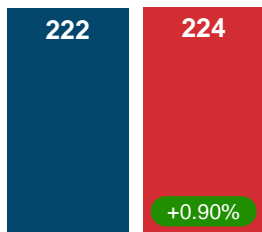
2023

2024

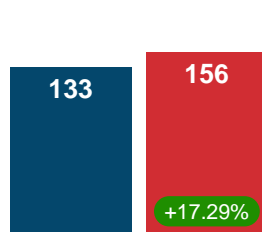
SEPTEMBER MARKET

MEDIAN PRICES

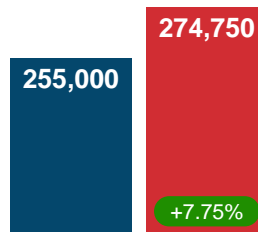
New Listings



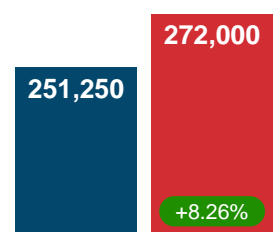
Pending Listings



List Price



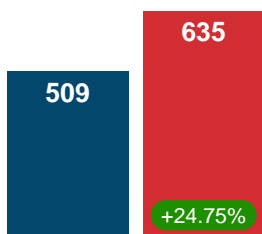
Sale Price



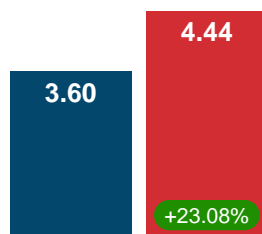
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

