

October 2024



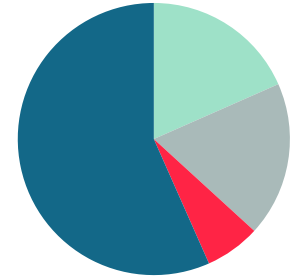
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	October 2024	+/-%
Closed Listings	88	126	43.18%
Pending Listings	104	126	21.15%
New Listings	119	191	60.50%
Average List Price	319,436	330,729	3.54%
Average Sale Price	314,678	321,797	2.26%
Average Percent of Selling Price to List Price	99.69%	98.11%	-1.58%
Average Days on Market to Sale	36.78	37.13	0.93%
End of Month Inventory	270	388	43.70%
Months Supply of Inventory	2.52	3.29	30.41%



■ Closed (18.39%)
■ Pending (18.39%)
■ Other OffMarket (6.57%)
■ Active (56.64%)

Absorption: Last 12 months, an Average of **118** Sales/Month
Active Inventory as of October 31, 2024 = **388**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2024 rose **43.70%** to 388 existing homes available for sale. Over the last 12 months this area has had an average of 118 closed sales per month. This represents an unsold inventory index of **3.29** 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 **2.26%** in October 2024 to \$321,797 versus the previous year at \$314,678.

Average Days on Market Lengthens

The average number of **37.13** days that homes spent on the market before selling increased by 0.34 days or **0.93%** in October 2024 compared to last year's same month at **36.78** DOM.

Sales Success for October 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 191 New Listings in October 2024, up **60.50%** from last year at 119. Furthermore, there were 126 Closed Listings this month versus last year at 88, a **43.18%** increase.

Closed versus Listed trends yielded a **66.0%** ratio, down from previous year's, October 2023, at **73.9%**, a **10.79%** downswing. 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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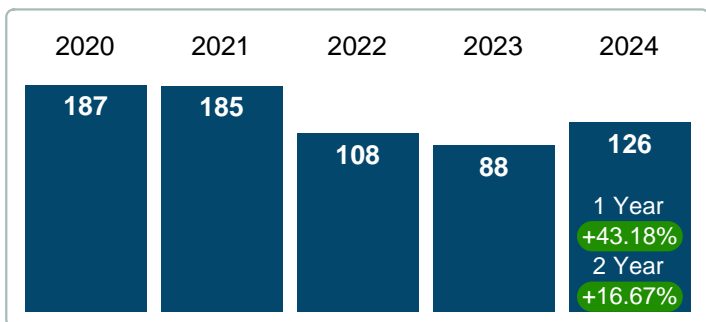
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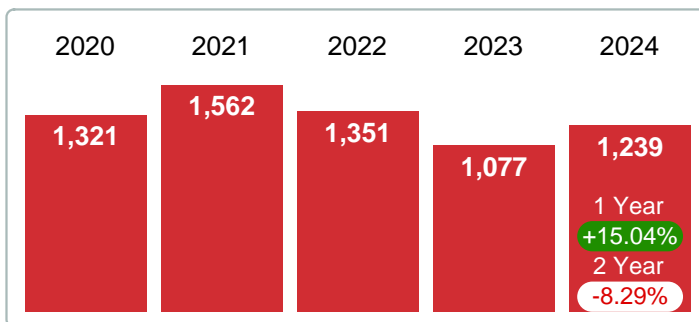
CLOSED LISTINGS

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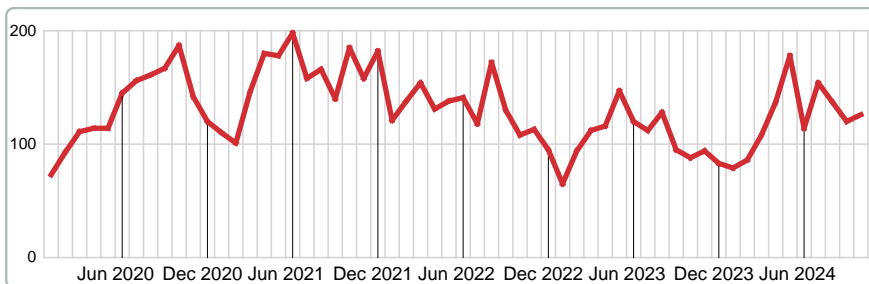
OCTOBER



YEAR TO DATE (YTD)

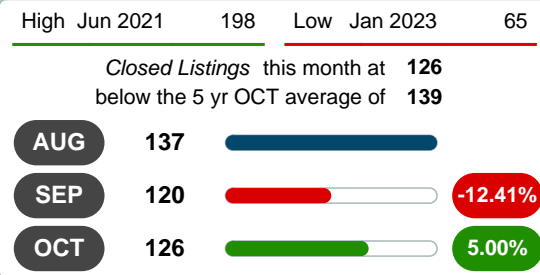


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 139



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	14	11.11%	34.5	3	11	0	0
\$175,001 - \$200,000	7	5.56%	8.0	1	6	0	0
\$200,001 - \$250,000	27	21.43%	35.9	2	21	4	0
\$250,001 - \$300,000	26	20.63%	31.2	1	21	4	0
\$300,001 - \$375,000	20	15.87%	45.8	0	16	4	0
\$375,001 - \$475,000	20	15.87%	58.7	0	10	6	4
\$475,001 and up	12	9.52%	22.3	0	1	9	2
Total Closed Units	126			7	86	27	6
Total Closed Volume	40,546,422	100%	37.1	1.05M	23.21M	12.99M	3.30M
Average Closed Price	\$321,797			\$149,714	\$269,879	\$481,075	\$549,971

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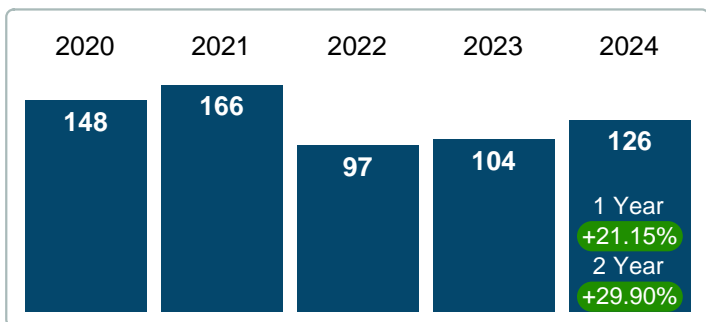
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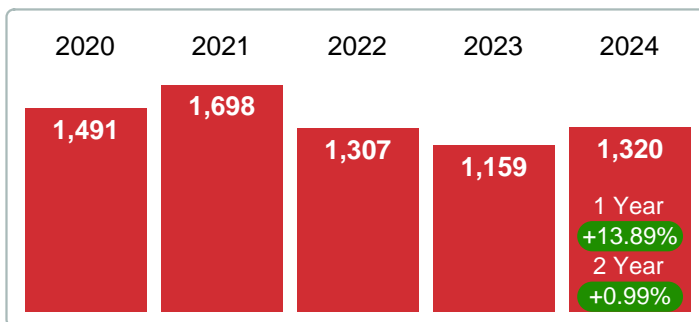
PENDING LISTINGS

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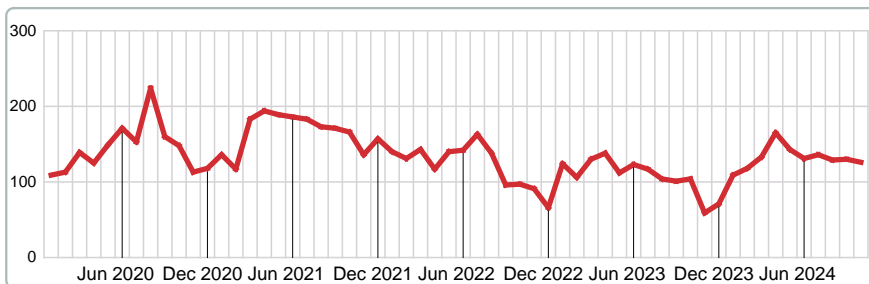
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 128

High Aug 2020 224 Low Nov 2023 59

Pending Listings this month at **126**
below the 5 yr OCT average of **128**

- AUG** 129
- SEP** 130 **0.78%**
- OCT** 126 **-3.08%**

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	9	7.14%	29.0	5	3	1	0
\$150,001 - \$200,000	12	9.52%	22.5	0	10	1	1
\$200,001 - \$250,000	28	22.22%	52.0	1	21	6	0
\$250,001 - \$325,000	26	20.63%	37.4	1	20	4	1
\$325,001 - \$375,000	21	16.67%	65.5	0	13	8	0
\$375,001 - \$475,000	17	13.49%	34.8	0	7	8	2
\$475,001 and up	13	10.32%	50.1	0	1	11	1
Total Pending Units	126			7	75	39	5
Total Pending Volume	39,614,810	100%	24.8	856.50K	20.64M	16.19M	1.93M
Average Listing Price	\$356,954			\$122,357	\$275,191	\$415,026	\$386,591

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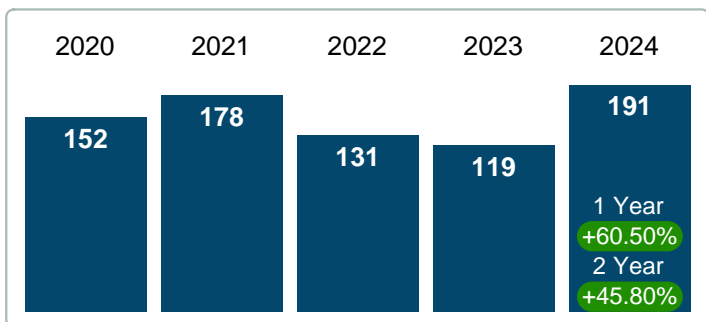
Area Delimited by County Of Wagoner - Residential Property Type



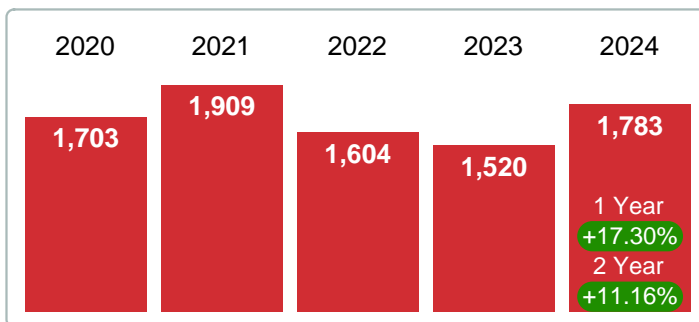
NEW LISTINGS

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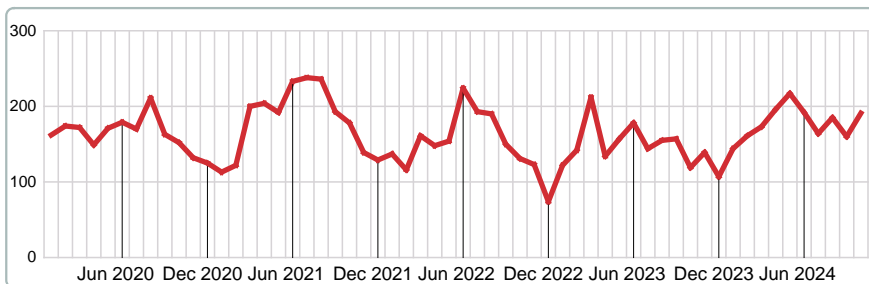
OCTOBER



YEAR TO DATE (YTD)

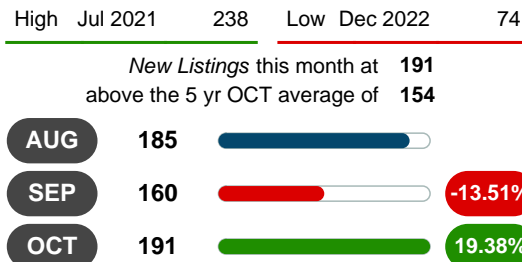


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 154



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	17	8.90%	8	8	1	0
\$175,001 - \$225,000	26	13.61%	0	22	4	0
\$225,001 - \$275,000	20	10.47%	0	13	7	0
\$275,001 - \$350,000	56	29.32%	1	35	19	1
\$350,001 - \$425,000	29	15.18%	0	14	14	1
\$425,001 - \$500,000	22	11.52%	1	8	13	0
\$500,001 and up	21	10.99%	1	4	13	3
Total New Listed Units	191		11	104	71	5
Total New Listed Volume	65,469,294	100%	2.06M	31.33M	29.59M	2.49M
Average New Listed Listing Price	\$412,646		\$187,627	\$301,206	\$416,783	\$497,671

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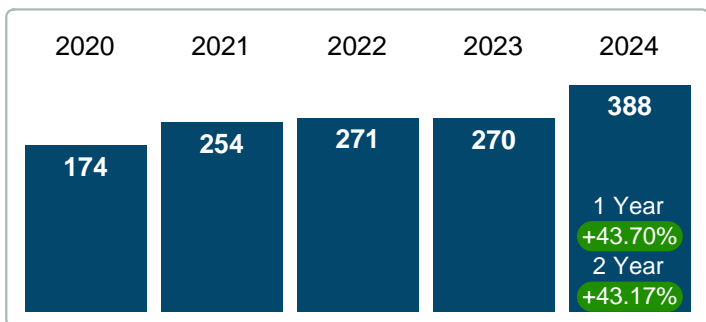
Area Delimited by County Of Wagoner - Residential Property Type



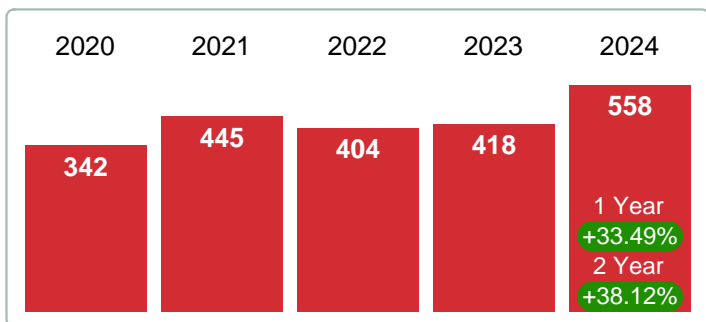
ACTIVE INVENTORY

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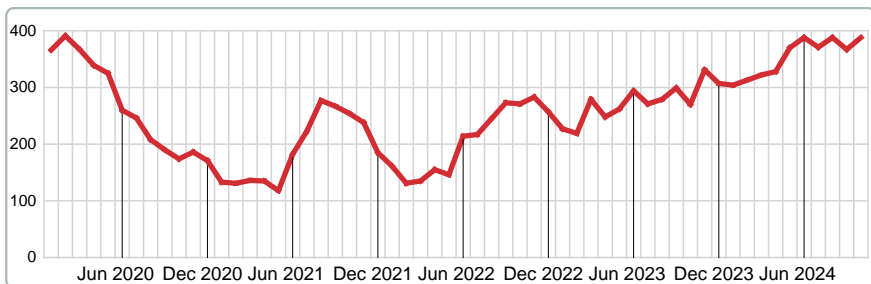
END OF OCTOBER



ACTIVE DURING OCTOBER

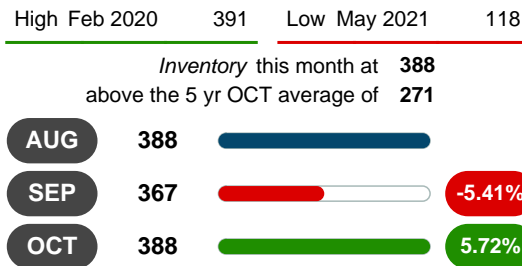


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 271



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	30	7.73%	77.3	10	17	3	0
\$175,001 - \$250,000	51	13.14%	53.8	3	39	9	0
\$250,001 - \$300,000	57	14.69%	66.4	2	38	17	0
\$300,001 - \$375,000	99	25.52%	65.3	0	64	33	2
\$375,001 - \$475,000	57	14.69%	62.1	2	28	25	2
\$475,001 - \$675,000	57	14.69%	72.8	3	20	27	7
\$675,001 and up	37	9.54%	99.4	1	9	17	10
Total Active Inventory by Units			388	21	215	131	21
Total Active Inventory by Volume			159,845,450	6.28M	76.29M	58.79M	18.49M
Average Active Inventory Listing Price			\$411,973	\$298,886	\$354,854	\$448,773	\$880,279

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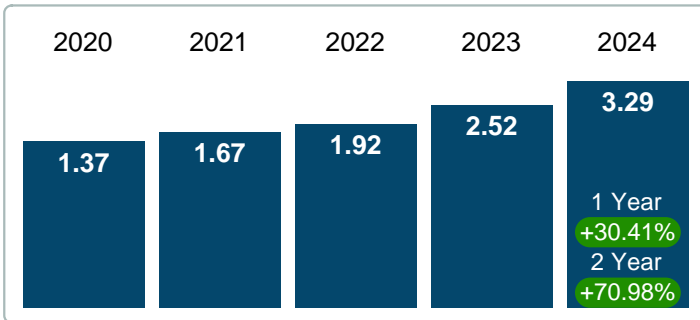
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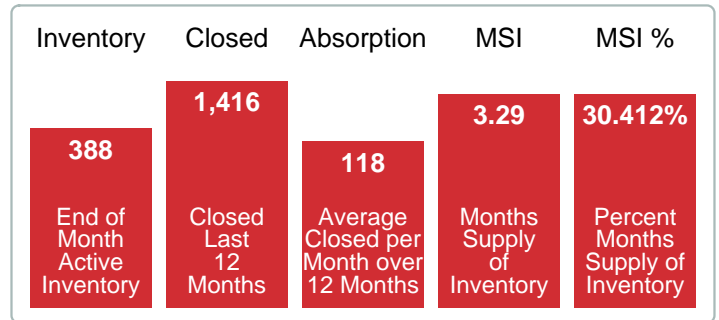
MONTHS SUPPLY of INVENTORY (MSI)

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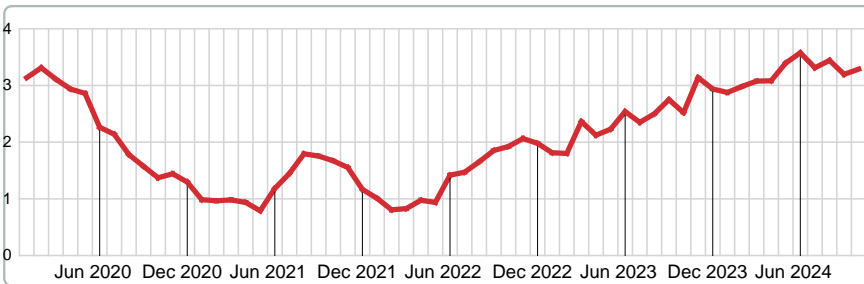
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2024

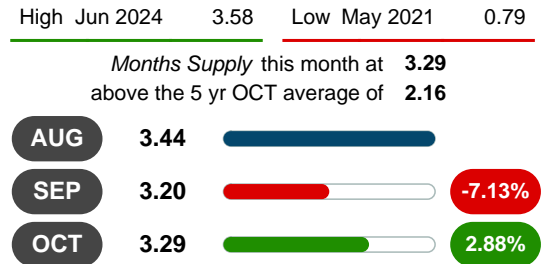


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 2.16



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	30	7.73%	2.11	2.55	1.94	2.00	0.00
\$175,001 - \$250,000	51	13.14%	1.61	2.77	1.50	2.04	0.00
\$250,001 - \$300,000	57	14.69%	2.73	6.00	2.52	3.24	0.00
\$300,001 - \$375,000	99	25.52%	4.32	0.00	5.09	3.44	4.00
\$375,001 - \$475,000	57	14.69%	3.91	0.00	3.86	4.29	1.33
\$475,001 - \$675,000	57	14.69%	5.61	36.00	8.28	3.95	8.40
\$675,001 and up	37	9.54%	10.57	0.00	18.00	7.85	12.00
Market Supply of Inventory (MSI)			3.29	3.71	2.96	3.68	5.04
Total Active Inventory by Units		100%	388	21	215	131	21

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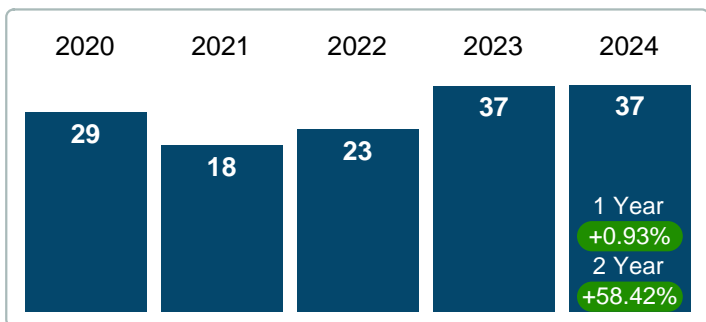
Area Delimited by County Of Wagoner - Residential Property Type



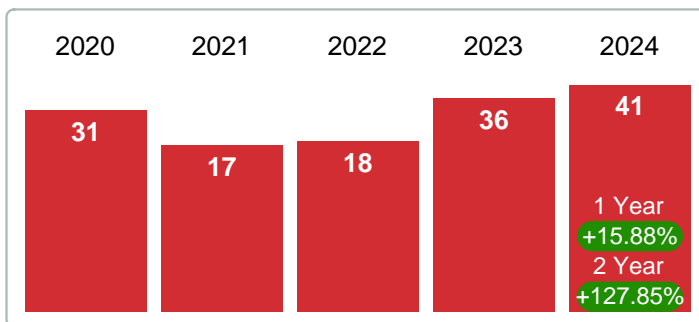
AVERAGE DAYS ON MARKET TO SALE

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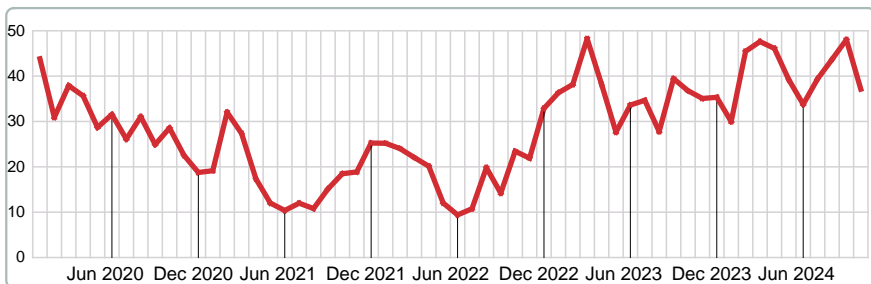
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 29

High Mar 2023 48 Low Jun 2022 9

Average Days on Market to Sale this month at 37 above the 5 yr OCT average of 29

- AUG** 44
- SEP** 48 **9.97%**
- OCT** 37 **-22.69%**

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 14	11.11%	35	49	31	0	0
\$175,001 - \$200,000 7	5.56%	8	4	9	0	0
\$200,001 - \$250,000 27	21.43%	36	69	28	63	0
\$250,001 - \$300,000 26	20.63%	31	115	28	29	0
\$300,001 - \$375,000 20	15.87%	46	0	42	61	0
\$375,001 - \$475,000 20	15.87%	59	0	66	56	45
\$475,001 and up 12	9.52%	22	0	28	25	6
Average Closed DOM		37	57	34	44	32
Total Closed Units	100%	37	7	86	27	6
Total Closed Volume		40,546,422	1.05M	23.21M	12.99M	3.30M

October 2024



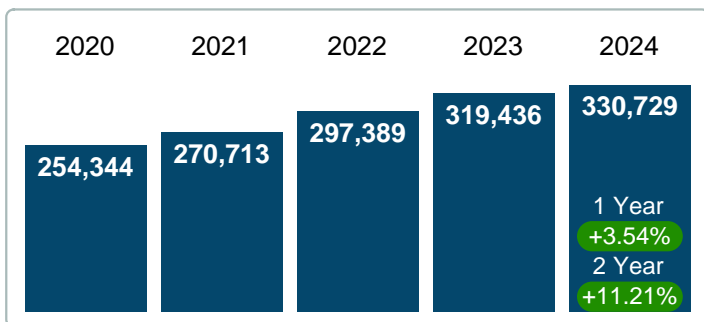
Area Delimited by County Of Wagoner - Residential Property Type



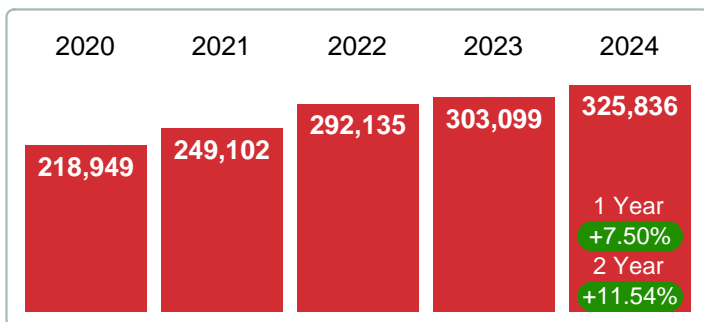
AVERAGE LIST PRICE AT CLOSING

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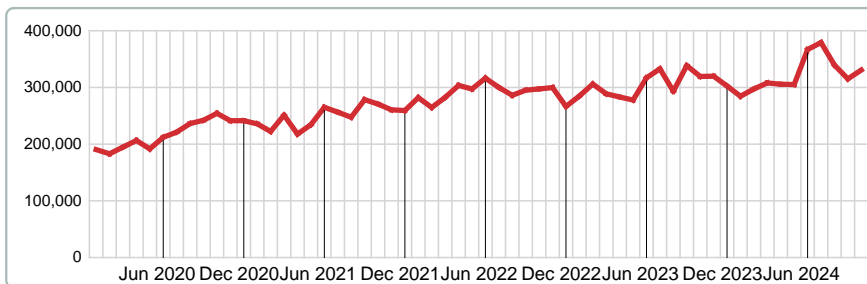
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 294,522

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

Average List Price at Closing this month at **330,729**
above the 5 yr OCT average of **294,522**

- AUG** 339,518
- SEP** 315,162 -7.17%
- OCT** 330,729 4.94%

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	12	9.52%	114,467	51,300	147,700	0	0
\$175,001 - \$200,000	7	5.56%	190,200	180,000	199,900	0	0
\$200,001 - \$250,000	29	23.02%	227,615	227,450	225,390	247,210	0
\$250,001 - \$300,000	24	19.05%	279,760	279,000	279,109	290,464	0
\$300,001 - \$375,000	21	16.67%	334,125	0	339,058	338,675	0
\$375,001 - \$475,000	20	15.87%	412,293	0	422,817	409,140	415,714
\$475,001 and up	13	10.32%	799,171	0	529,900	863,964	801,820
Average List Price			330,729	152,543	274,437	508,738	544,416
Total Closed Units			126	7	86	27	6
Total Closed Volume			41,671,793	1.07M	23.60M	13.74M	3.27M

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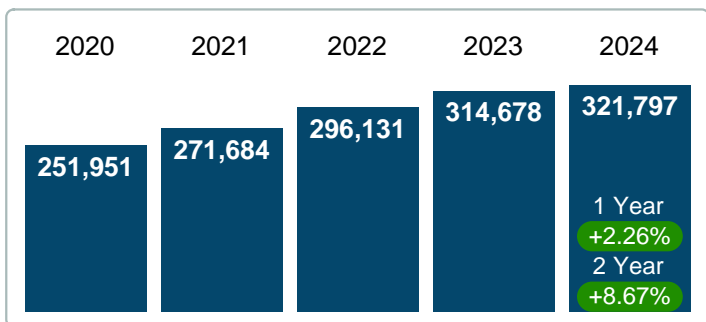
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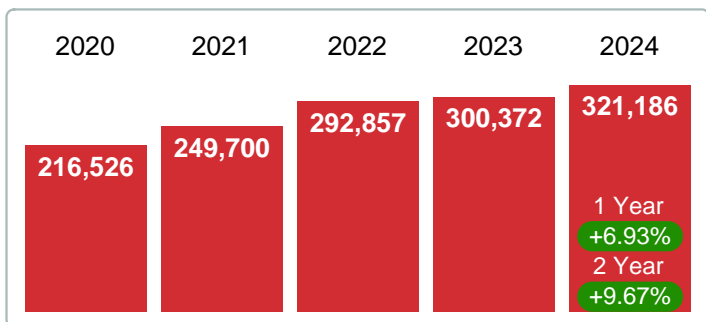
AVERAGE SOLD PRICE AT CLOSING

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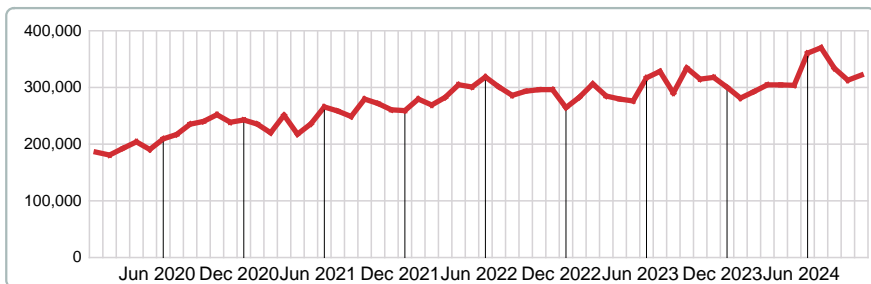
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 291,248

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

Average Sold Price at Closing this month at **321,797** above the 5 yr OCT average of **291,248**

- AUG** 333,747
- SEP** 312,815 (-6.27%)
- OCT** 321,797 (2.87%)

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	14	11.11%	118,571	52,333	136,636	0
\$175,001 - \$200,000	7	5.56%	193,843	180,000	196,150	0
\$200,001 - \$250,000	27	21.43%	225,339	217,500	223,818	237,248
\$250,001 - \$300,000	26	20.63%	277,928	276,000	276,009	288,489
\$300,001 - \$375,000	20	15.87%	332,152	0	332,258	331,725
\$375,001 - \$475,000	20	15.87%	416,603	0	421,217	409,157
\$475,001 and up	12	9.52%	770,344	0	505,000	789,361
Average Sold Price		321,797		149,714	269,879	481,075
Total Closed Units		126		7	86	27
Total Closed Volume		40,546,422		1.05M	23.21M	12.99M

October 2024



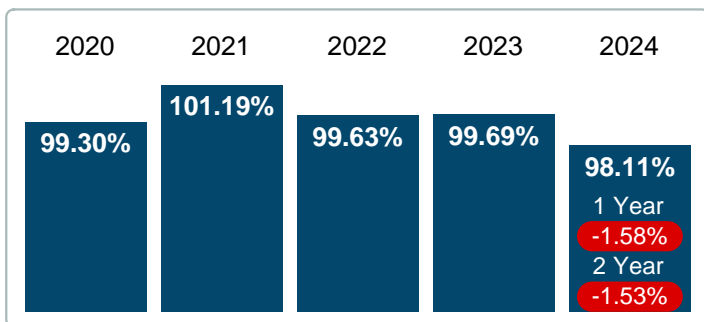
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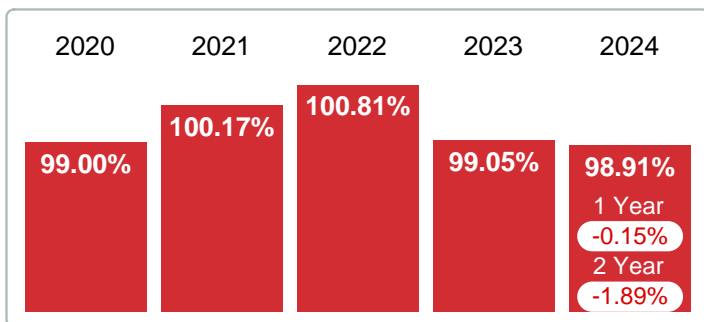
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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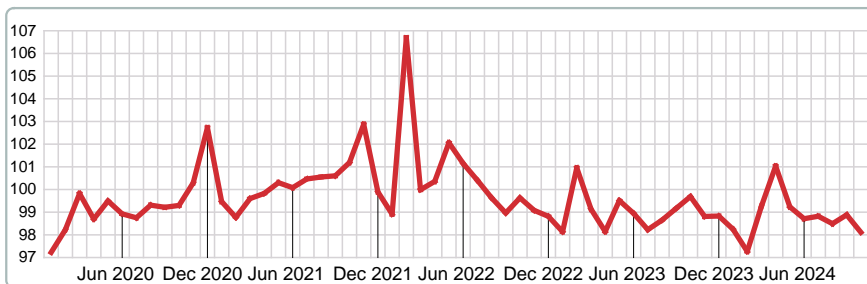
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

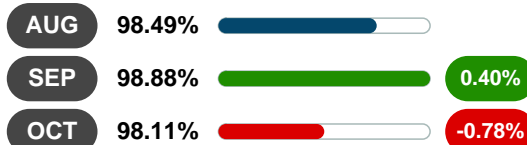


3 MONTHS

5 year OCT AVG = 99.58%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **98.11%**
below the 5 yr OCT average of **99.58%**



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	14	11.11%	94.99%	102.06%	93.06%	0.00%	0.00%
\$175,001 - \$200,000	7	5.56%	98.63%	100.00%	98.40%	0.00%	0.00%
\$200,001 - \$250,000	27	21.43%	98.60%	95.77%	99.31%	96.31%	0.00%
\$250,001 - \$300,000	26	20.63%	99.00%	98.92%	98.93%	99.36%	0.00%
\$300,001 - \$375,000	20	15.87%	98.05%	0.00%	98.06%	98.00%	0.00%
\$375,001 - \$475,000	20	15.87%	99.88%	0.00%	99.69%	100.00%	100.16%
\$475,001 and up	12	9.52%	95.57%	0.00%	95.30%	94.09%	102.39%
Average Sold/List Ratio		98.10%		99.52%	98.12%	97.09%	100.90%
Total Closed Units		126	100%	7	86	27	6
Total Closed Volume		40,546,422		1.05M	23.21M	12.99M	3.30M

October 2024



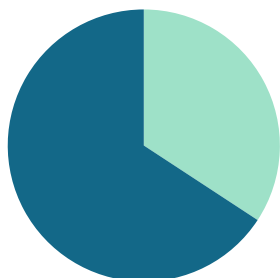
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

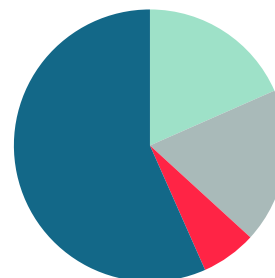


Inventory
 New Listings
191 = 34.23%
 Start Inventory
367
 Total Inventory Units
558
 Volume
\$219,922,450

Market Activity

Closed Sales
126 = 18.39%
 Pending Sales
126 = 18.39%
 Other Off Market
45 = 6.57%
 Active Inventory
388 = 56.64%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	88	126	43.18%	1,077	1,239	15.04%
Pending Sales	104	126	21.15%	1,159	1,320	13.89%
New Listings	119	191	60.50%	1,520	1,783	17.30%
Average List Price	319,436	330,729	3.54%	303,099	325,836	7.50%
Average Sale Price	314,678	321,797	2.26%	300,372	321,186	6.93%
Average Percent of Selling Price to List Price	99.69%	98.11%	-1.58%	99.05%	98.91%	-0.15%
Average Days on Market to Sale	36.78	37.13	0.93%	35.56	41.21	15.88%
Monthly Inventory	270	388	43.70%	270	388	43.70%
Months Supply of Inventory	2.52	3.29	30.41%	2.52	3.29	30.41%

Absorption: Last 12 months, an Average of **118** Sales/Month

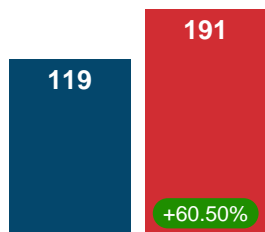
Inventory on October 31, 2024 = **388**

2023 **2024**

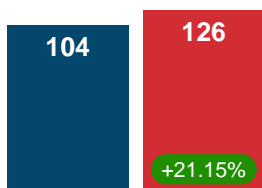
OCTOBER MARKET

AVERAGE PRICES

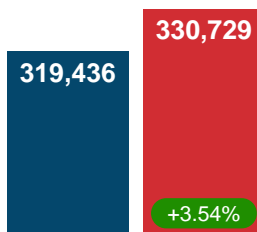
New Listings



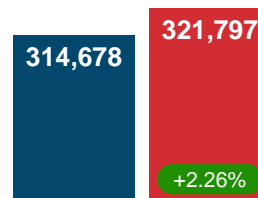
Pending Listings



List Price



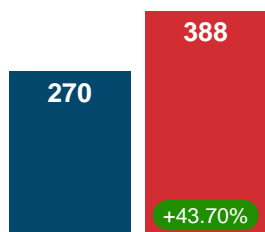
Sale Price



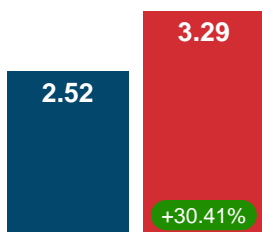
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

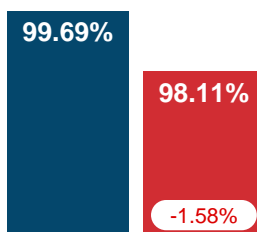
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

