

October 2024



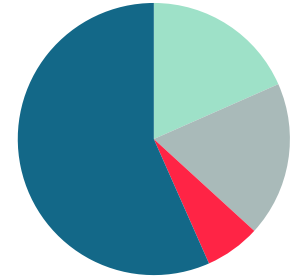
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	October		
	2023	2024	+/-%
Closed Listings	88	126	43.18%
Pending Listings	104	126	21.15%
New Listings	119	191	60.50%
Median List Price	289,950	280,000	-3.43%
Median Sale Price	286,500	279,000	-2.62%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	16.00	14.50	-9.38%
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.

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 **2.62%** in October 2024 to \$279,000 versus the previous year at \$286,500.

Median Days on Market Shortens

The median number of **14.50** days that homes spent on the market before selling decreased by 1.50 days or **9.38%** in October 2024 compared to last year's same month at **16.00** DOM.

Sales Success for October 2024 is Positive

Overall, with Median Prices falling and Days on Market decreasing, 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.

What's in this Issue

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

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

October 2024



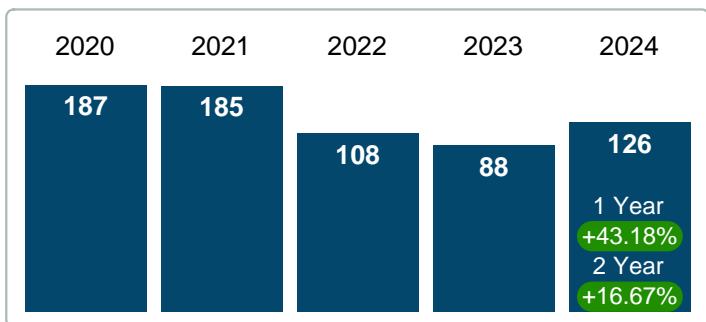
Area Delimited by County Of Wagoner - Residential Property Type



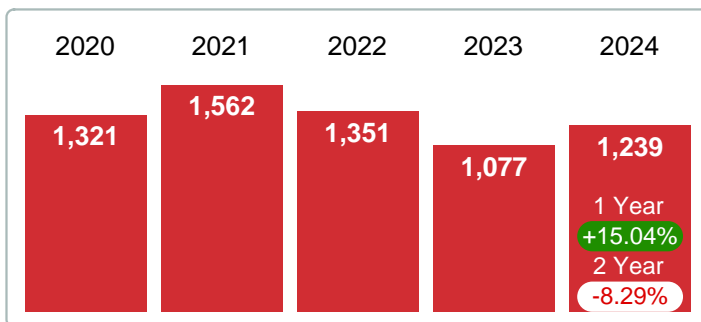
CLOSED LISTINGS

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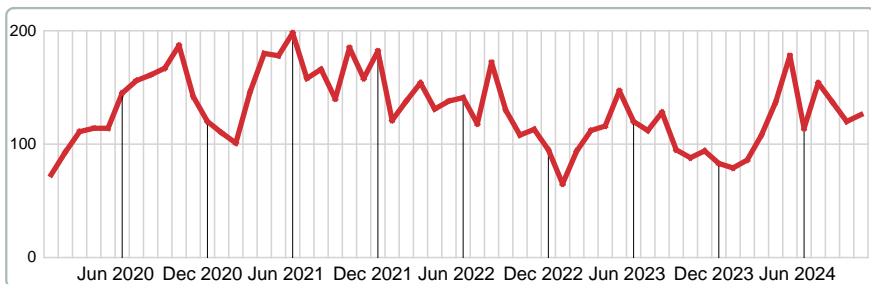
OCTOBER



YEAR TO DATE (YTD)

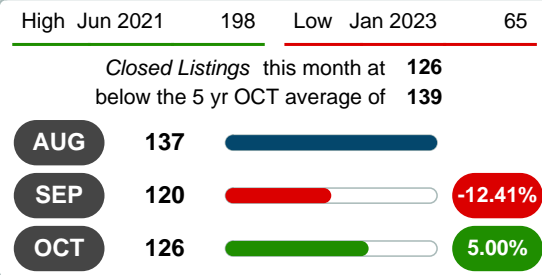


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 139



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	14	11.11%	13.5	3	11	0	0
\$175,001 - \$200,000	7	5.56%	4.0	1	6	0	0
\$200,001 - \$250,000	27	21.43%	18.0	2	21	4	0
\$250,001 - \$300,000	26	20.63%	17.0	1	21	4	0
\$300,001 - \$375,000	20	15.87%	19.0	0	16	4	0
\$375,001 - \$475,000	20	15.87%	27.5	0	10	6	4
\$475,001 and up	12	9.52%	9.0	0	1	9	2
Total Closed Units	126			7	86	27	6
Total Closed Volume	40,546,422	100%	14.5	1.05M	23.21M	12.99M	3.30M
Median Closed Price	\$279,000			\$180,000	\$261,750	\$382,338	\$428,977

October 2024



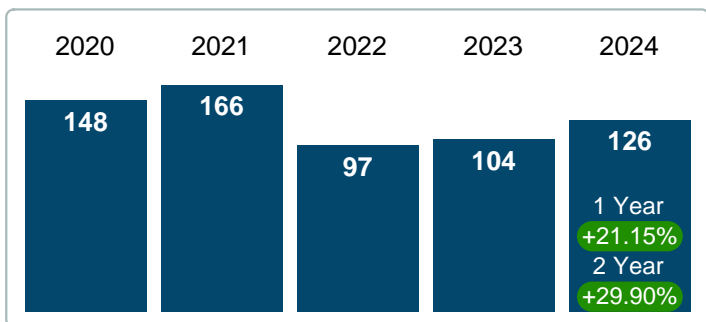
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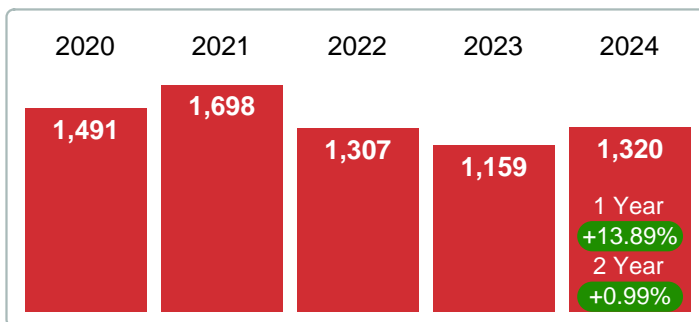
PENDING LISTINGS

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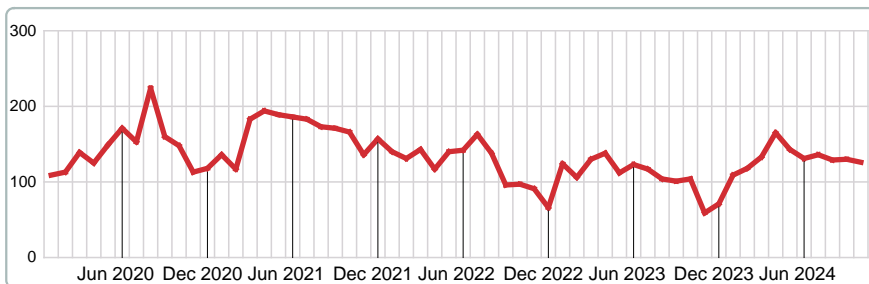
OCTOBER



YEAR TO DATE (YTD)

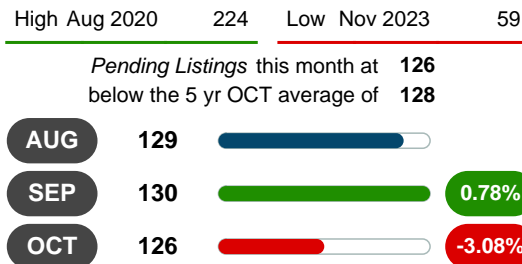


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 128



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	9	7.14%	5.0	5	3	1	0
\$150,001 - \$200,000	12	9.52%	9.5	0	10	1	1
\$200,001 - \$250,000	28	22.22%	35.0	1	21	6	0
\$250,001 - \$325,000	26	20.63%	29.5	1	20	4	1
\$325,001 - \$375,000	21	16.67%	21.0	0	13	8	0
\$375,001 - \$475,000	17	13.49%	19.0	0	7	8	2
\$475,001 and up	13	10.32%	26.0	0	1	11	1
Total Pending Units	126			7	75	39	5
Total Pending Volume	39,614,810	100%	21.5	856.50K	20.64M	16.19M	1.93M
Median Listing Price	\$294,556			\$65,000	\$259,900	\$369,900	\$413,954

October 2024



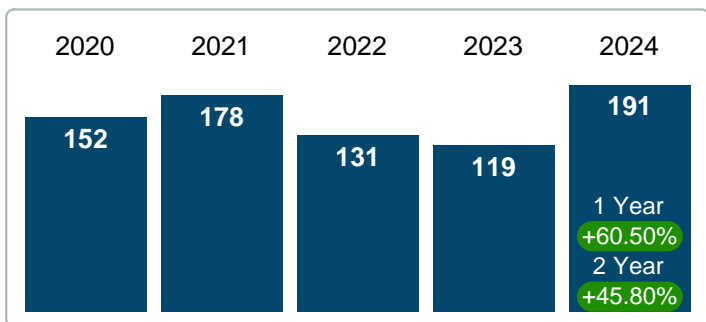
Area Delimited by County Of Wagoner - Residential Property Type



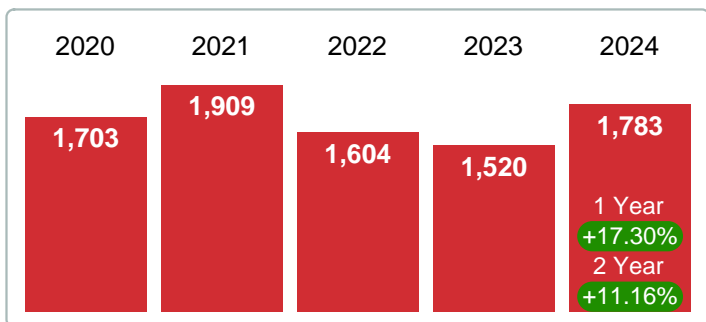
NEW LISTINGS

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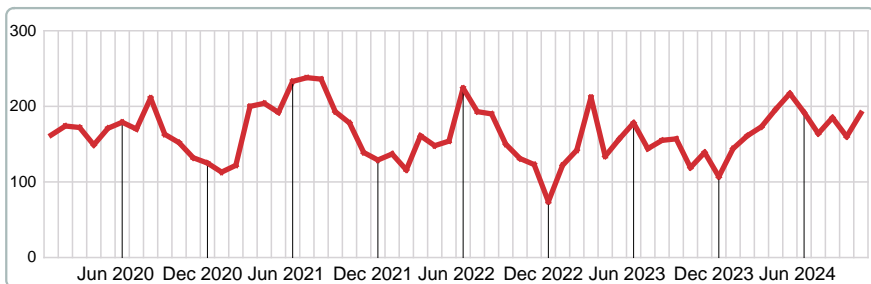
OCTOBER



YEAR TO DATE (YTD)

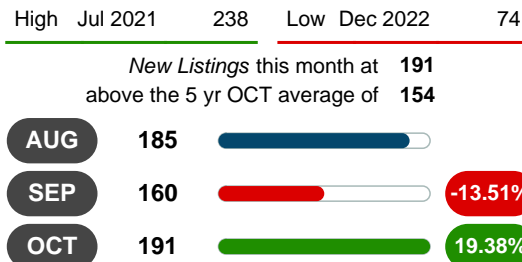


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$314,000		\$104,900	\$299,845	\$374,900	\$520,000

October 2024



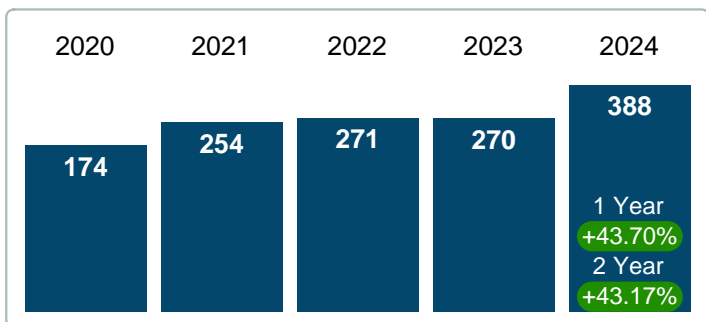
Area Delimited by County Of Wagoner - Residential Property Type



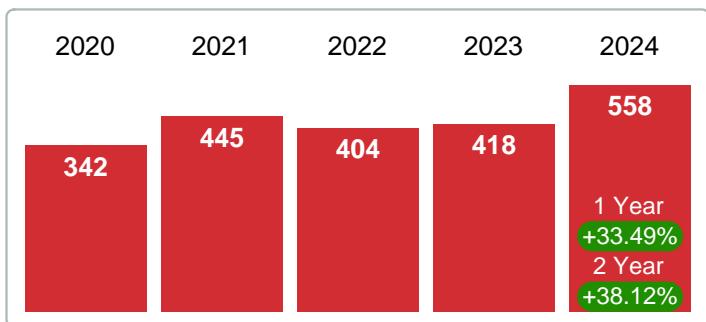
ACTIVE INVENTORY

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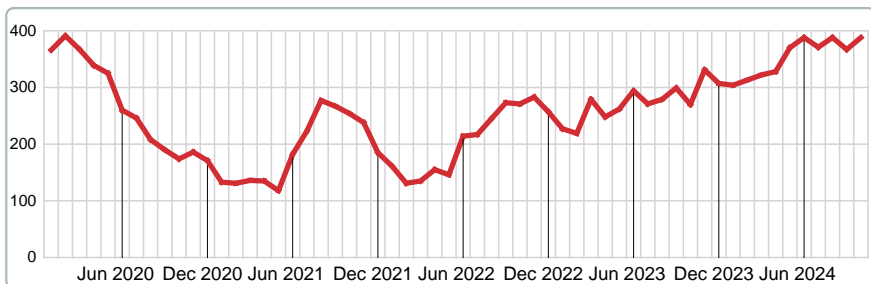
END OF OCTOBER



ACTIVE DURING OCTOBER

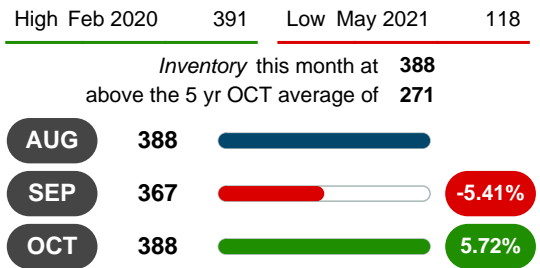


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 271



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	30	7.73%	68.0	10	17	3	0
\$175,001 - \$250,000	51	13.14%	28.0	3	39	9	0
\$250,001 - \$300,000	57	14.69%	43.0	2	38	17	0
\$300,001 - \$375,000	99	25.52%	38.0	0	64	33	2
\$375,001 - \$475,000	57	14.69%	36.0	2	28	25	2
\$475,001 - \$675,000	57	14.69%	75.0	3	20	27	7
\$675,001 and up	37	9.54%	86.0	1	9	17	10
Total Active Inventory by Units		388		21	215	131	21
Total Active Inventory by Volume		159,845,450	100%	6.28M	76.29M	58.79M	18.49M
Median Active Inventory Listing Price		\$345,000		\$225,000	\$317,439	\$394,833	\$649,950

October 2024



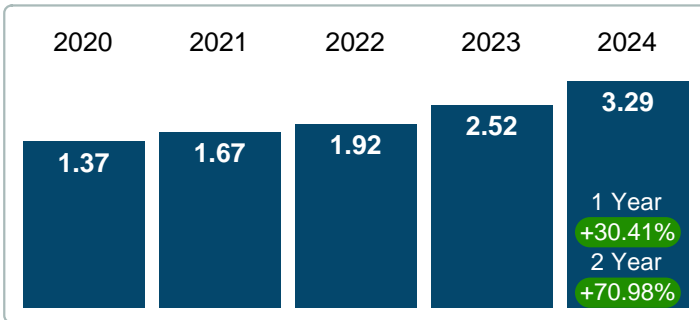
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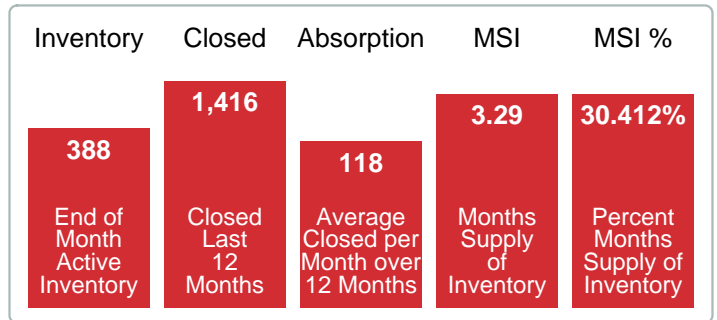
MONTHS SUPPLY of INVENTORY (MSI)

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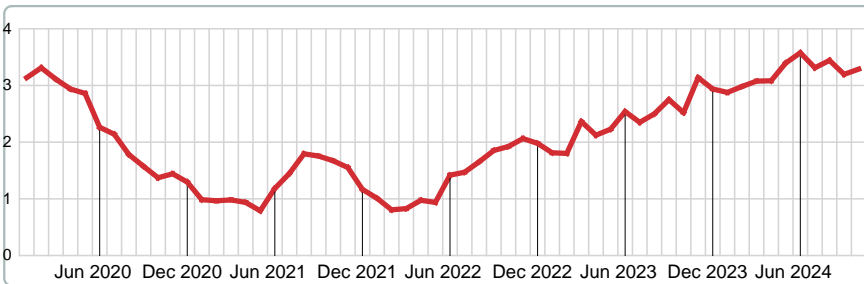
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2024

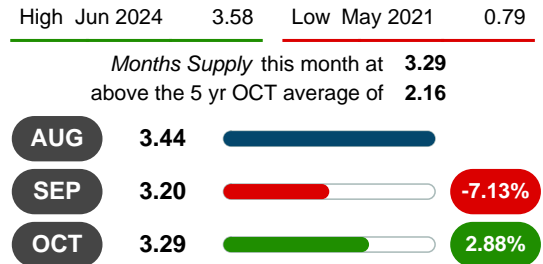


5 YEAR MARKET ACTIVITY TRENDS



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%	3.29	21	215	131	21

October 2024



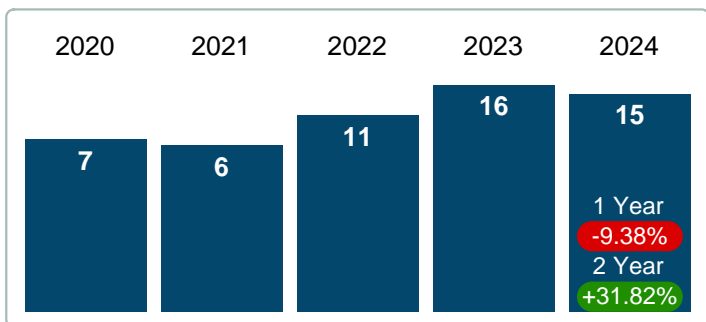
Area Delimited by County Of Wagoner - Residential Property Type



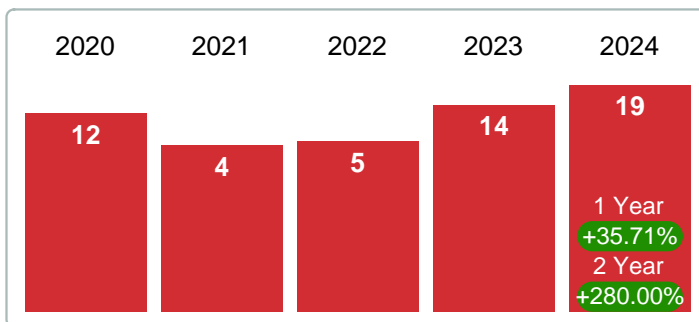
MEDIAN DAYS ON MARKET TO SALE

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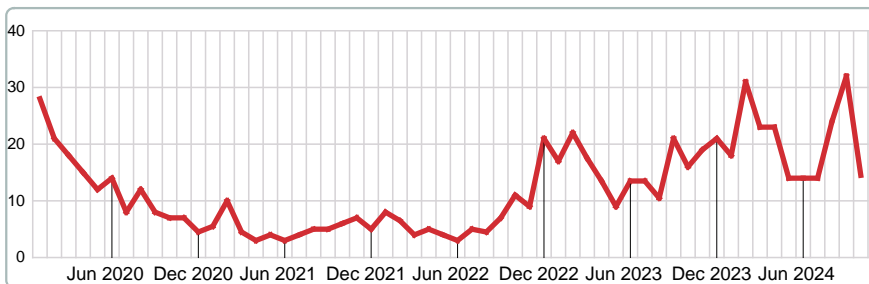
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

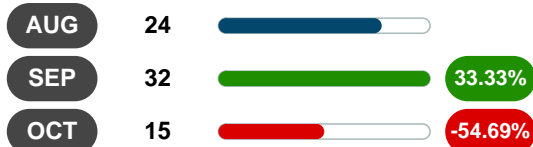


3 MONTHS

5 year OCT AVG = 11

High Sep 2024 32 Low Jun 2022 3

Median Days on Market to Sale this month at 15 above the 5 yr OCT average of 11



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
\$175,000 and less	14	11.11%	14	30	7	0
\$175,001 - \$200,000	7	5.56%	4	4	4	0
\$200,001 - \$250,000	27	21.43%	18	69	10	32
\$250,001 - \$300,000	26	20.63%	17	115	18	12
\$300,001 - \$375,000	20	15.87%	19	0	9	57
\$375,001 - \$475,000	20	15.87%	28	0	57	7
\$475,001 and up	12	9.52%	9	0	28	9
Median Closed DOM	15		14.5	50	13	16
Total Closed Units	126	100%	14.5	7	86	27
Total Closed Volume	40,546,422		14.5	1.05M	23.21M	12.99M

October 2024



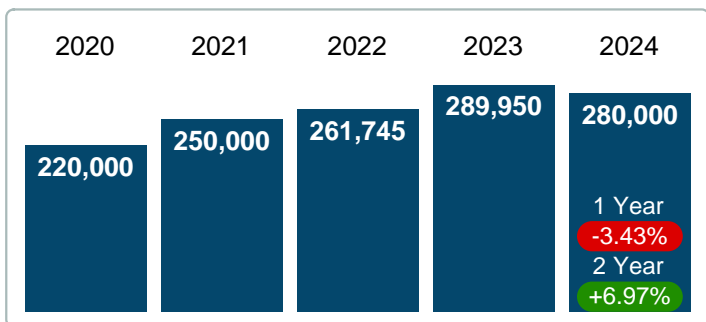
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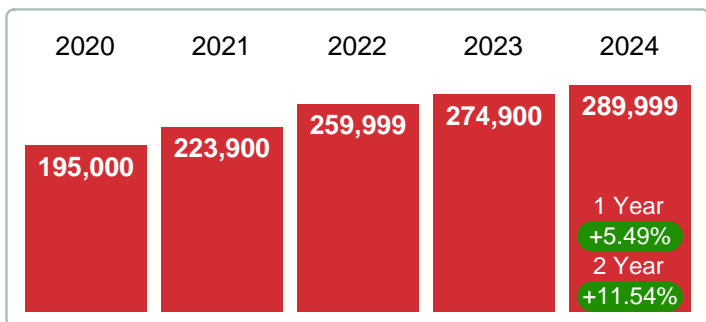
MEDIAN LIST PRICE AT CLOSING

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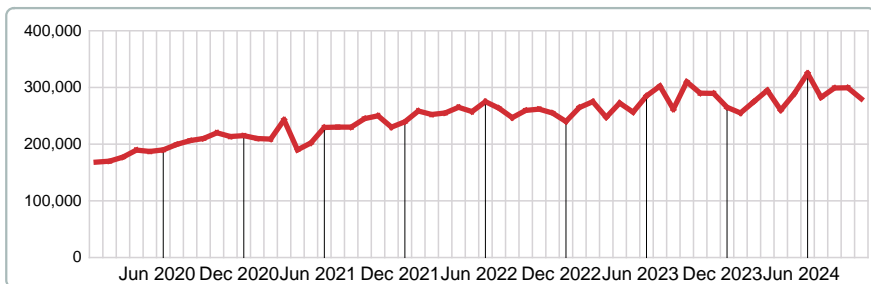
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

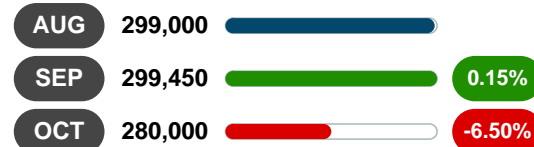


3 MONTHS

5 year OCT AVG = 260,339

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

Median List Price at Closing this month at **280,000**
above the 5 yr OCT average of **260,339**



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
\$175,000 and less	9.52%	125,000	50,000	134,900	0	0
\$175,001 - \$200,000	5.56%	190,000	180,000	191,250	0	0
\$200,001 - \$250,000	23.02%	225,000	227,450	225,000	237,815	0
\$250,001 - \$300,000	19.05%	279,800	279,000	279,900	289,450	0
\$300,001 - \$375,000	16.67%	339,900	0	335,742	339,900	0
\$375,001 - \$475,000	15.87%	414,427	0	417,000	391,752	414,427
\$475,001 and up	10.32%	679,975	0	504,950	800,000	801,820
Median List Price		280,000	180,000	272,500	382,338	429,450
Total Closed Units	100%	280,000	7	86	27	6
Total Closed Volume		41,671,793	1.07M	23.60M	13.74M	3.27M

October 2024



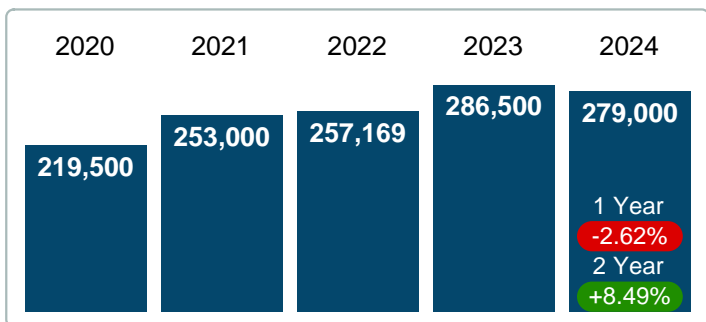
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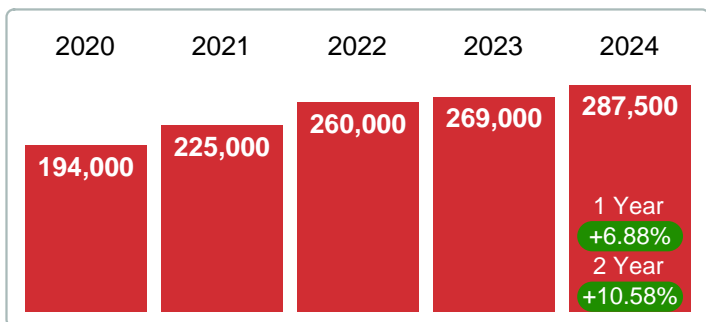
MEDIAN SOLD PRICE AT CLOSING

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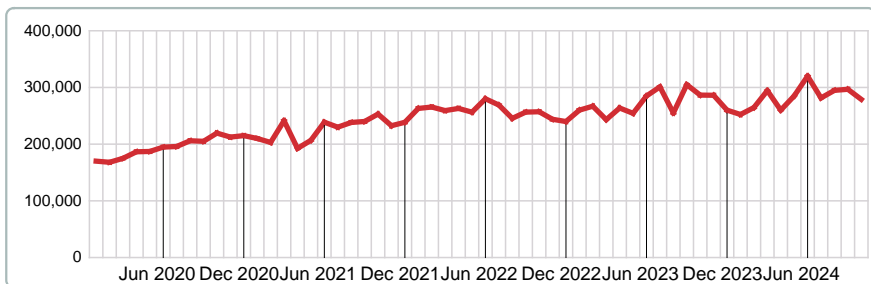
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

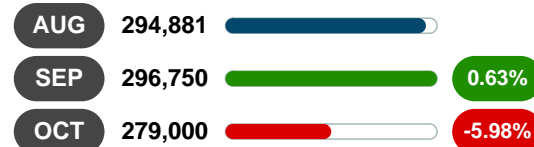


3 MONTHS

5 year OCT AVG = 259,034

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

Median Sold Price at Closing this month at **279,000** above the 5 yr OCT average of **259,034**



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		
\$175,000 and less	14	11.11%	129,000	62,000	135,500	0		
\$175,001 - \$200,000	7	5.56%	199,900	180,000	199,950	0		
\$200,001 - \$250,000	27	21.43%	223,000	217,500	222,000	235,995		
\$250,001 - \$300,000	26	20.63%	275,500	276,000	275,000	299,500		
\$300,001 - \$375,000	20	15.87%	332,450	0	335,692	327,500		
\$375,001 - \$475,000	20	15.87%	410,977	0	422,450	391,802		
\$475,001 and up	12	9.52%	737,435	0	505,000	790,000		
Median Sold Price		279,000		180,000	261,750	382,338	428,977	
Total Closed Units		126	100%	279,000	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



MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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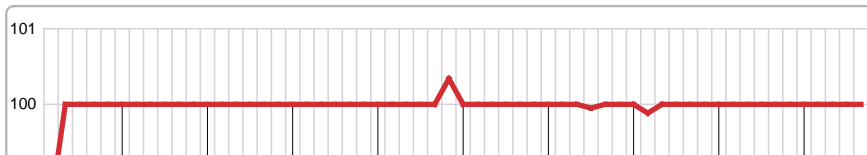
OCTOBER

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 OCT AVG = 100.00%

High May 2022 100.34% Low Jan 2020 98.70%

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

- AUG 100.00%
- SEP 100.00%
- OCT 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
\$175,000 and less	14	11.11%	93.03%	91.89%	94.17%	0.00%	0.00%
\$175,001 - \$200,000	7	5.56%	100.00%	100.00%	99.19%	0.00%	0.00%
\$200,001 - \$250,000	27	21.43%	100.00%	95.77%	100.00%	98.22%	0.00%
\$250,001 - \$300,000	26	20.63%	100.00%	98.92%	100.00%	99.85%	0.00%
\$300,001 - \$375,000	20	15.87%	100.00%	0.00%	100.00%	99.28%	0.00%
\$375,001 - \$475,000	20	15.87%	100.00%	0.00%	100.00%	100.00%	100.00%
\$475,001 and up	12	9.52%	97.08%	0.00%	95.30%	96.33%	102.39%
Median Sold/List Ratio		100.00%		98.92%	100.00%	100.00%	100.00%
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



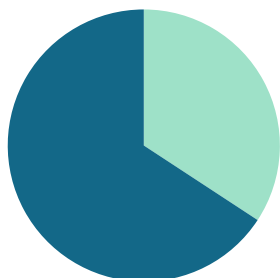
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

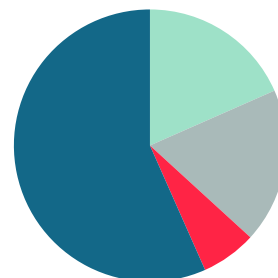


Inventory
 New Listings
191 = 34.23%
 Start Inventory
367
 Total Inventory Units
558
 Volume
\$219,922,450

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%
Median List Price	289,950	280,000	-3.43%	274,900	289,999	5.49%
Median Sale Price	286,500	279,000	-2.62%	269,000	287,500	6.88%
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	16.00	14.50	-9.38%	14.00	19.00	35.71%
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

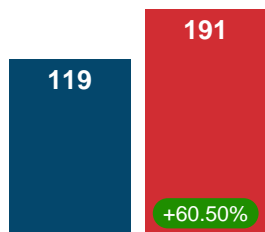
Inventory on October 31, 2024 = **388**

2023 **2024**

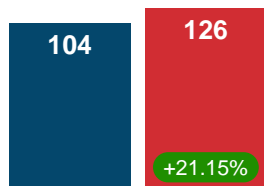
OCTOBER MARKET

MEDIAN PRICES

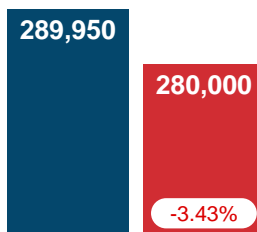
New Listings



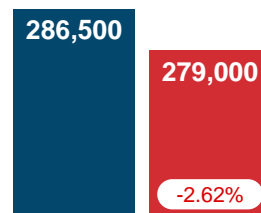
Pending Listings



List Price



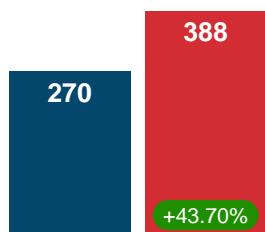
Sale Price



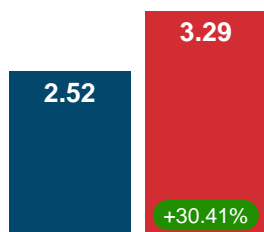
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

