

November 2024



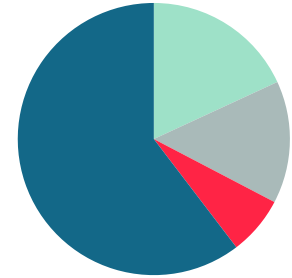
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2023	2024	+/-%
Closed Listings	94	117	24.47%
Pending Listings	59	94	59.32%
New Listings	139	124	-10.79%
Average List Price	319,795	339,285	6.09%
Average Sale Price	317,724	338,632	6.58%
Average Percent of Selling Price to List Price	98.81%	99.28%	0.47%
Average Days on Market to Sale	35.07	40.49	15.43%
End of Month Inventory	331	390	17.82%
Months Supply of Inventory	3.14	3.25	3.66%



- Closed (18.11%)
- Pending (14.55%)
- Other OffMarket (6.97%)
- Active (60.37%)

Absorption: Last 12 months, an Average of **120** Sales/Month
Active Inventory as of November 30, 2024 = **390**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2024 rose **17.82%** to 390 existing homes available for sale. Over the last 12 months this area has had an average of 120 closed sales per month. This represents an unsold inventory index of **3.25** 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 **6.58%** in November 2024 to \$338,632 versus the previous year at \$317,724.

Average Days on Market Lengthens

The average number of **40.49** days that homes spent on the market before selling increased by 5.41 days or **15.43%** in November 2024 compared to last year's same month at **35.07** DOM.

Sales Success for November 2024 is Positive

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

There were 124 New Listings in November 2024, down **10.79%** from last year at 139. Furthermore, there were 117 Closed Listings this month versus last year at 94, a **24.47%** increase.

Closed versus Listed trends yielded a **94.4%** ratio, up from previous year's, November 2023, at **67.6%**, a **39.52%** upswing. 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

November 2024



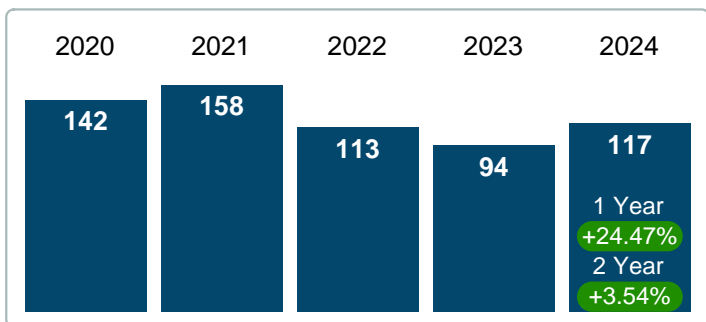
Area Delimited by County Of Wagoner - Residential Property Type



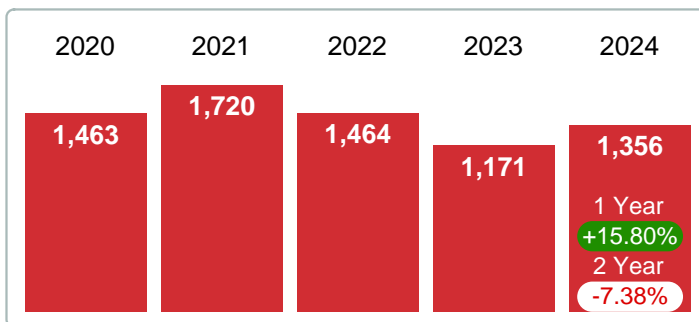
CLOSED LISTINGS

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

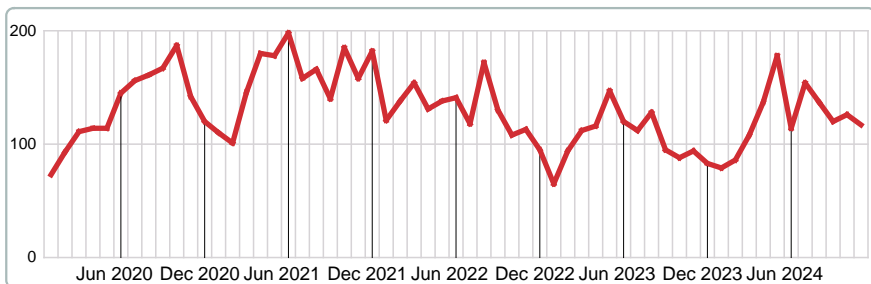
NOVEMBER



YEAR TO DATE (YTD)

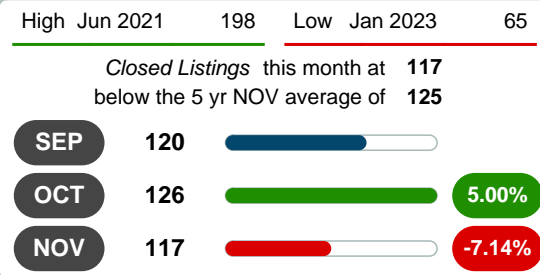


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 125



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	11	9.40%	12.7	3	8	0	0
\$175,001 - \$225,000	18	15.38%	27.9	0	14	3	1
\$225,001 - \$250,000	16	13.68%	46.9	0	13	3	0
\$250,001 - \$350,000	31	26.50%	48.0	0	23	7	1
\$350,001 - \$425,000	15	12.82%	45.5	0	9	5	1
\$425,001 - \$525,000	13	11.11%	43.6	1	4	8	0
\$525,001 and up	13	11.11%	46.8	0	2	10	1
Total Closed Units	117			4	73	36	4
Total Closed Volume	39,619,891	100%	40.5	720.25K	21.41M	15.97M	1.52M
Average Closed Price	\$338,632			\$180,063	\$293,222	\$443,682	\$380,464

November 2024



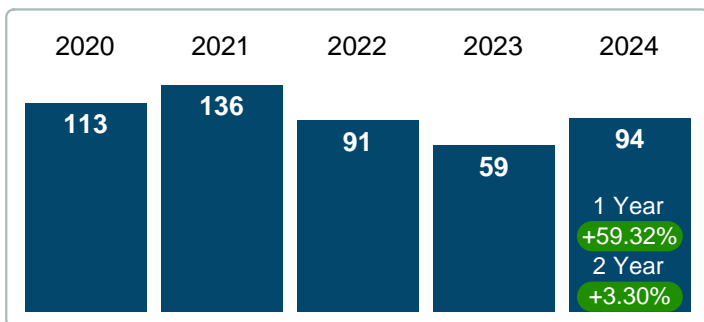
Area Delimited by County Of Wagoner - Residential Property Type



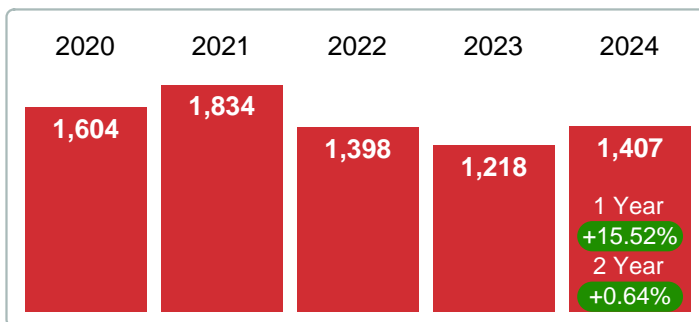
PENDING LISTINGS

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

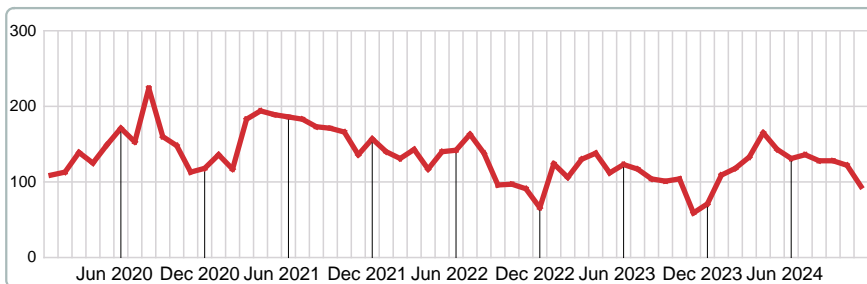
NOVEMBER



YEAR TO DATE (YTD)

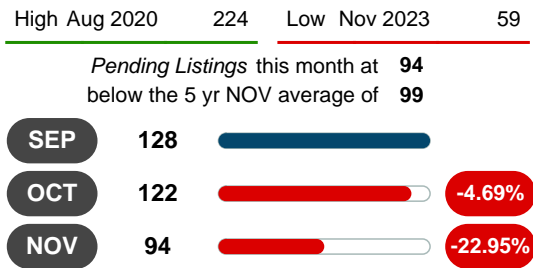


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 99



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5	5.32%	36.2	4	1	0	0
\$125,001 - \$200,000	13	13.83%	57.0	0	9	4	0
\$200,001 - \$250,000	15	15.96%	31.1	0	14	1	0
\$250,001 - \$325,000	22	23.40%	47.8	0	18	4	0
\$325,001 - \$375,000	15	15.96%	32.4	0	11	3	1
\$375,001 - \$500,000	13	13.83%	71.3	0	6	6	1
\$500,001 and up	11	11.70%	105.4	0	6	4	1
Total Pending Units	94			4	65	22	3
Total Pending Volume	31,248,497	100%	31.6	320.49K	20.96M	8.69M	1.28M
Average Listing Price	\$295,549			\$80,123	\$322,416	\$395,050	\$426,633

November 2024



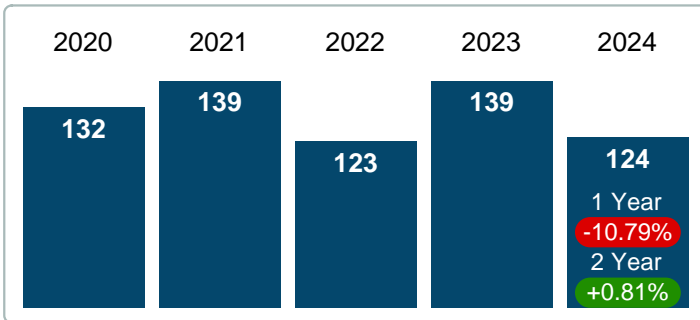
Area Delimited by County Of Wagoner - Residential Property Type



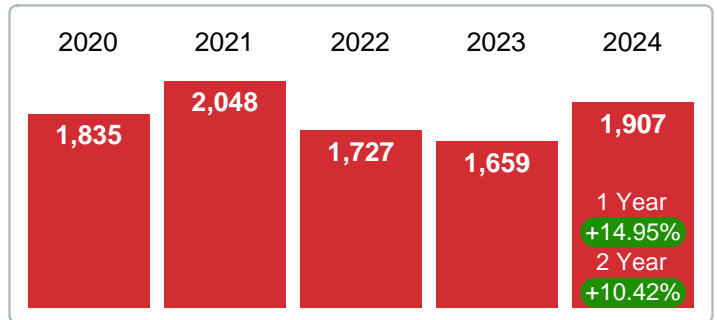
NEW LISTINGS

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

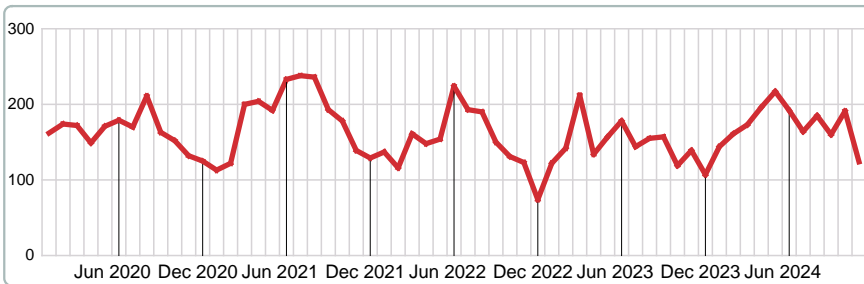
NOVEMBER



YEAR TO DATE (YTD)

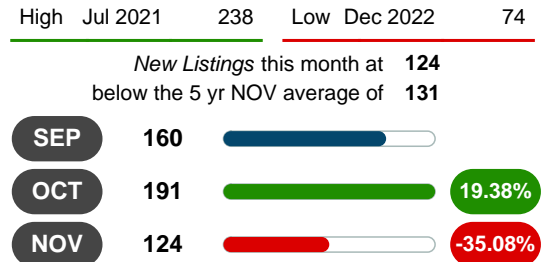


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 131



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
\$175,000 and less	11	8.87%	6	5	0	0
\$175,001 - \$225,000	13	10.48%	0	13	0	0
\$225,001 - \$275,000	18	14.52%	1	15	2	0
\$275,001 - \$325,000	34	27.42%	0	20	14	0
\$325,001 - \$350,000	14	11.29%	0	9	5	0
\$350,001 - \$500,000	21	16.94%	0	13	7	1
\$500,001 and up	13	10.48%	0	3	4	6
Total New Listed Units	124		7	78	32	7
Total New Listed Volume	43,721,800	100%	921.99K	24.27M	12.35M	6.18M
Average New Listed Listing Price	\$290,600		\$131,713	\$311,196	\$385,828	\$882,857

November 2024



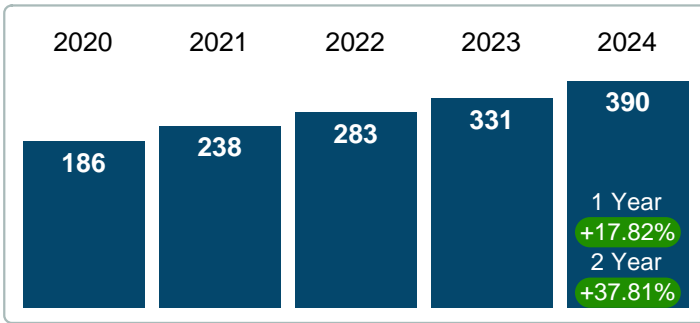
Area Delimited by County Of Wagoner - Residential Property Type



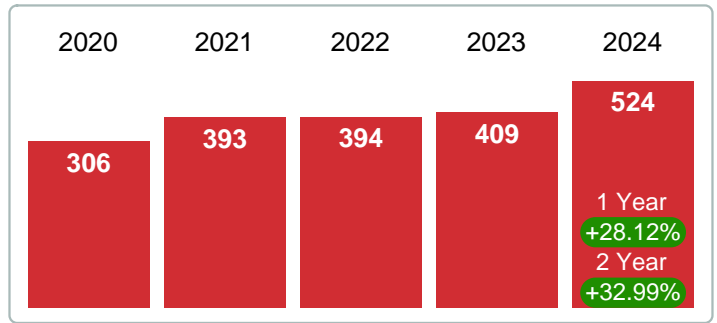
ACTIVE INVENTORY

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

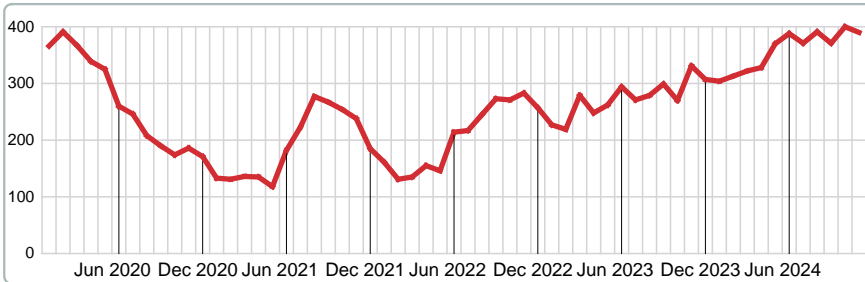
END OF NOVEMBER



ACTIVE DURING NOVEMBER

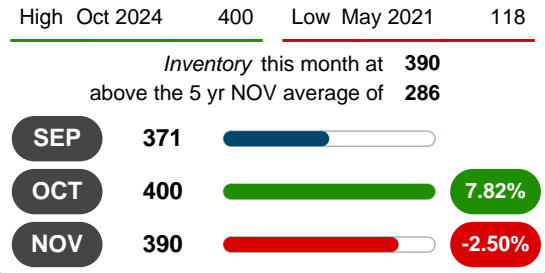


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 286



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	34	8.72%	64.1	11	19	4	0
\$200,001 - \$250,000	40	10.26%	67.5	4	30	6	0
\$250,001 - \$300,000	65	16.67%	72.9	2	44	18	1
\$300,001 - \$350,000	76	19.49%	68.2	0	45	31	0
\$350,001 - \$475,000	88	22.56%	83.5	2	49	35	2
\$475,001 - \$625,000	44	11.28%	81.8	2	16	20	6
\$625,001 and up	43	11.03%	106.3	1	7	20	15
Total Active Inventory by Units	390			22	210	134	24
Total Active Inventory by Volume	158,588,173	100%	77.7	6.06M	72.62M	58.35M	21.56M
Average Active Inventory Listing Price	\$406,636			\$275,482	\$345,786	\$435,434	\$898,513

November 2024



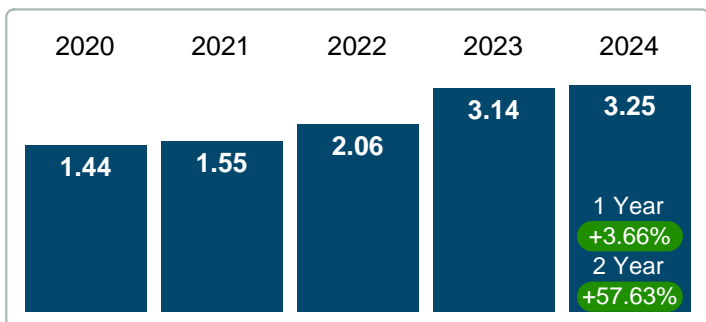
Area Delimited by County Of Wagoner - Residential Property Type



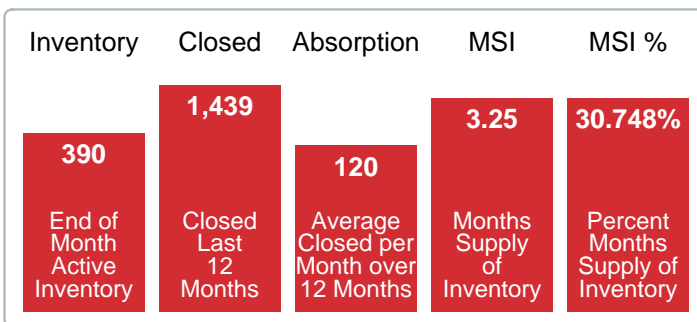
MONTHS SUPPLY of INVENTORY (MSI)

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

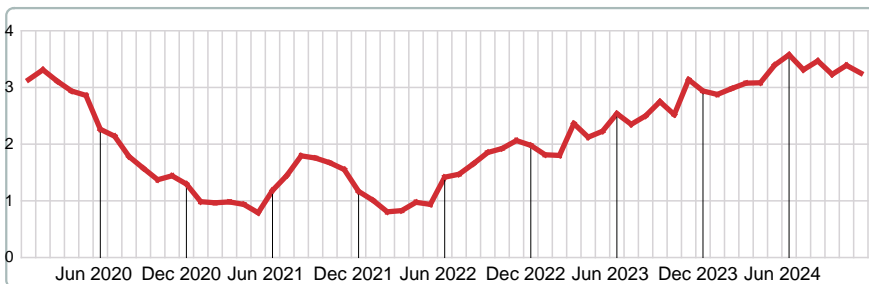
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2024



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2.29

High Jun 2024 3.58 Low May 2021 0.79

Months Supply this month at 3.25 above the 5 yr NOV average of 2.29



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	34	8.72%	1.67	2.49	1.39	2.00	0.00
\$200,001 - \$250,000	40	10.26%	1.51	9.60	1.37	1.47	0.00
\$250,001 - \$300,000	65	16.67%	3.22	6.00	2.95	3.86	4.00
\$300,001 - \$350,000	76	19.49%	4.16	0.00	4.32	4.43	0.00
\$350,001 - \$475,000	88	22.56%	4.26	24.00	4.70	4.04	1.33
\$475,001 - \$625,000	44	11.28%	5.28	24.00	7.38	3.53	14.40
\$625,001 and up	43	11.03%	7.59	0.00	9.33	5.33	12.86
Market Supply of Inventory (MSI)			3.25	3.94	2.83	3.74	5.65
Total Active Inventory by Units		100%	3.25	22	210	134	24

November 2024



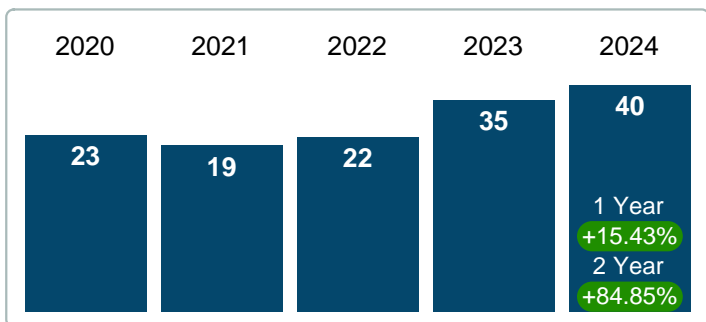
Area Delimited by County Of Wagoner - Residential Property Type



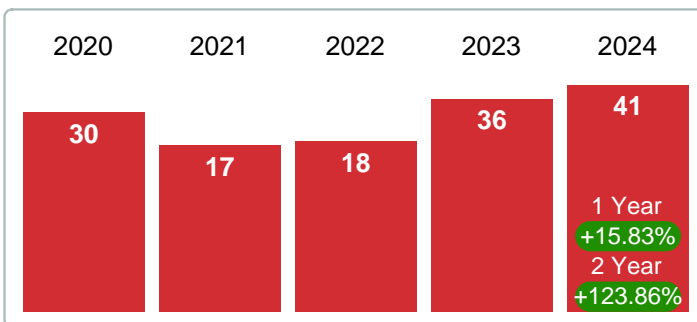
AVERAGE DAYS ON MARKET TO SALE

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

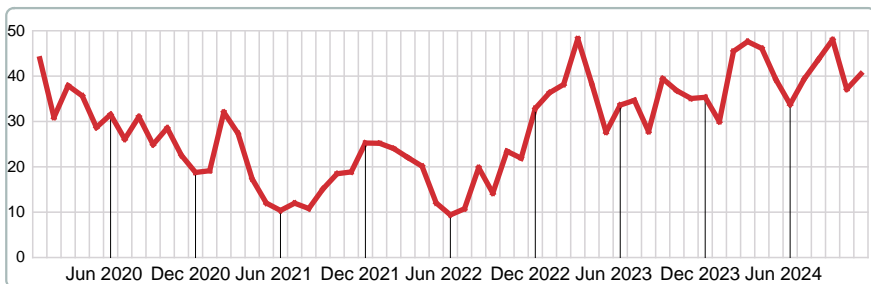
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 28

High Mar 2023 48 Low Jun 2022 9

Average Days on Market to Sale this month at 40 above the 5 yr NOV average of 28



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	9.40%	13	6	15	0	0
\$175,001 - \$225,000	15.38%	28	0	21	67	12
\$225,001 - \$250,000	13.68%	47	0	50	34	0
\$250,001 - \$350,000	26.50%	48	0	40	56	174
\$350,001 - \$425,000	12.82%	46	0	49	48	1
\$425,001 - \$525,000	11.11%	44	14	54	42	0
\$525,001 and up	11.11%	47	0	70	40	69
Average Closed DOM		40	8	38	46	64
Total Closed Units	100%	40	4	73	36	4
Total Closed Volume		39,619,891	720.25K	21.41M	15.97M	1.52M

November 2024



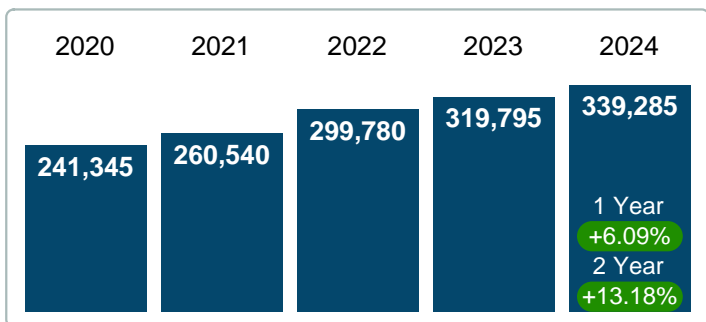
Area Delimited by County Of Wagoner - Residential Property Type



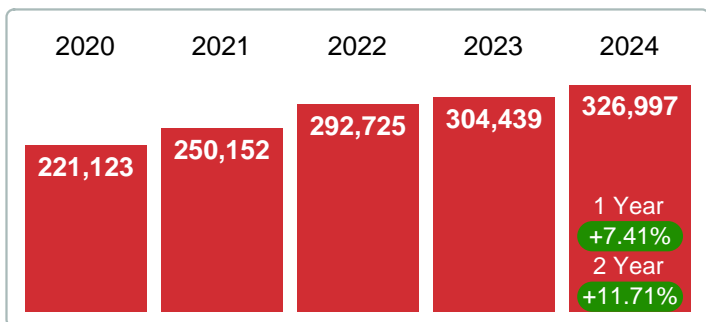
AVERAGE LIST PRICE AT CLOSING

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

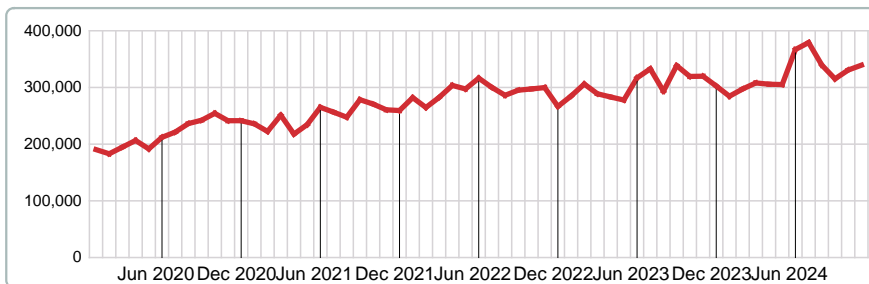
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

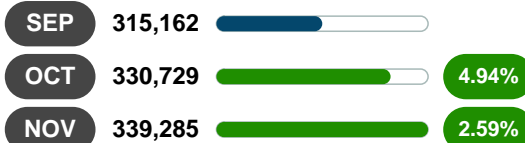


3 MONTHS

5 year NOV AVG = 292,149

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

Average List Price at Closing this month at **339,285** above the 5 yr NOV average of **292,149**



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	9.40%	128,536	84,500	145,050	0	0
\$175,001 - \$225,000	14.53%	208,063	0	212,756	198,167	199,000
\$225,001 - \$250,000	12.82%	239,639	0	243,005	239,967	0
\$250,001 - \$350,000	26.50%	310,547	0	313,412	329,852	320,000
\$350,001 - \$425,000	14.53%	384,176	0	387,278	391,120	360,000
\$425,001 - \$525,000	11.11%	478,944	499,500	457,950	486,871	0
\$525,001 and up	11.11%	674,351	0	964,950	621,676	619,900
Average List Price		339,285	188,250	297,996	435,853	374,725
Total Closed Units	100%	339,285	4	73	36	4
Total Closed Volume		39,696,329	753.00K	21.75M	15.69M	1.50M

November 2024



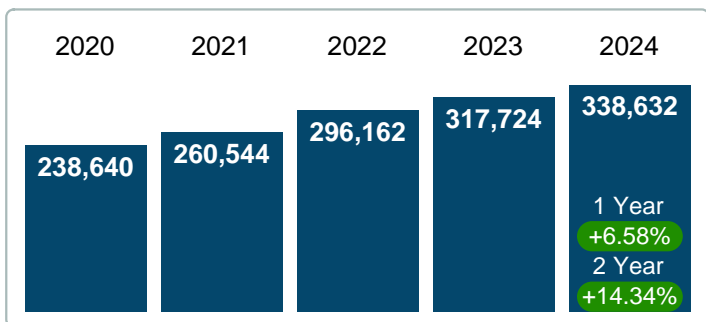
Area Delimited by County Of Wagoner - Residential Property Type



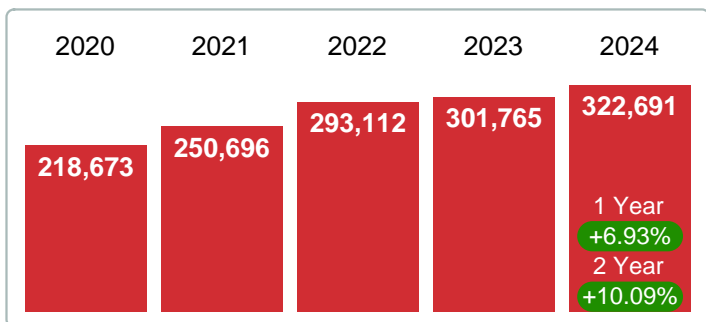
AVERAGE SOLD PRICE AT CLOSING

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

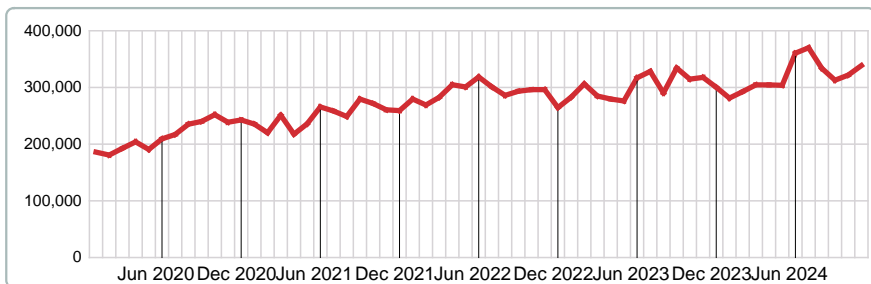
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 290,340

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

Average Sold Price at Closing this month at **338,632** above the 5 yr NOV average of **290,340**

- SEP 312,815
- OCT 321,797 2.87%
- NOV 338,632 5.23%

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	9.40%	123,105	81,750	138,613	0	0
\$175,001 - \$225,000	15.38%	208,261	0	211,864	197,533	190,000
\$225,001 - \$250,000	13.68%	239,343	0	239,345	239,333	0
\$250,001 - \$350,000	26.50%	312,677	0	308,777	327,238	300,450
\$350,001 - \$425,000	12.82%	383,040	0	382,300	388,980	360,000
\$425,001 - \$525,000	11.11%	475,489	475,000	454,225	486,182	0
\$525,001 and up	11.11%	697,509	0	929,638	653,694	671,406
Average Sold Price		338,632	180,063	293,222	443,682	380,464
Total Closed Units	100%	338,632	4	73	36	4
Total Closed Volume		39,619,891	720.25K	21.41M	15.97M	1.52M

November 2024



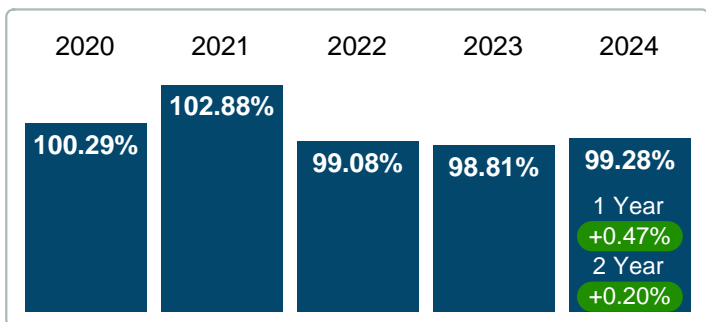
Area Delimited by County Of Wagoner - Residential Property Type



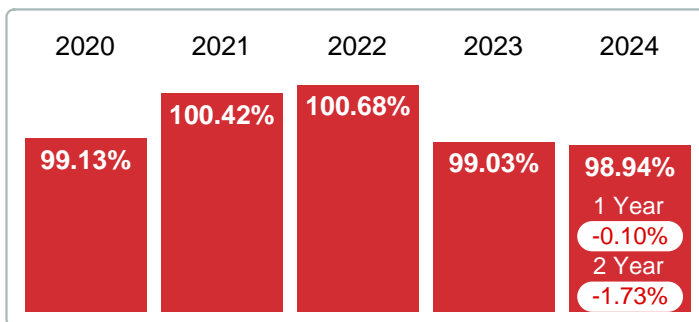
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

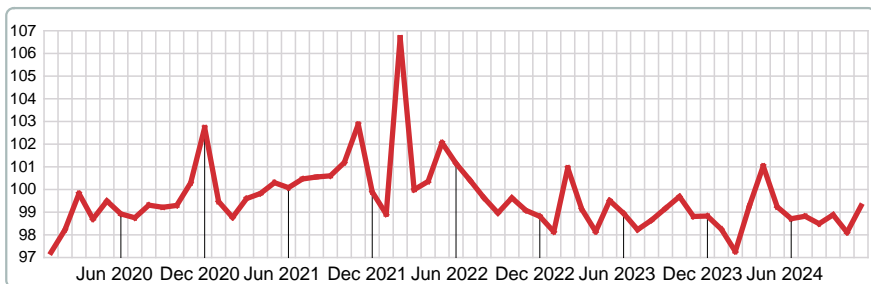
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

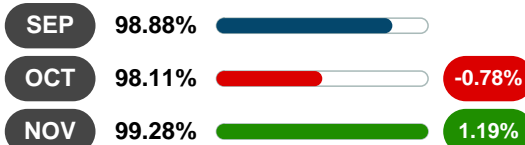


3 MONTHS

5 year NOV AVG = 100.07%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **99.28%**
below the 5 yr NOV average of **100.07%**



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	11	9.40%	96.12%	98.46%	95.24%	0.00%	0.00%
\$175,001 - \$225,000	18	15.38%	99.48%	0.00%	99.66%	99.95%	95.48%
\$225,001 - \$250,000	16	13.68%	98.76%	0.00%	98.53%	99.73%	0.00%
\$250,001 - \$350,000	31	26.50%	98.59%	0.00%	98.59%	99.26%	93.89%
\$350,001 - \$425,000	15	12.82%	99.05%	0.00%	98.75%	99.41%	100.00%
\$425,001 - \$525,000	13	11.11%	99.33%	95.10%	99.22%	99.91%	0.00%
\$525,001 and up	13	11.11%	104.16%	0.00%	98.01%	104.97%	108.31%
Average Sold/List Ratio		99.30%		97.62%	98.46%	101.11%	99.42%
Total Closed Units		117	100%	4	73	36	4
Total Closed Volume		39,619,891		720.25K	21.41M	15.97M	1.52M

November 2024



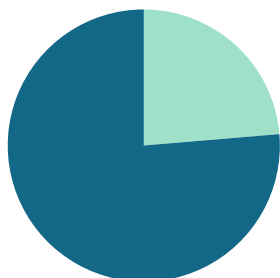
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

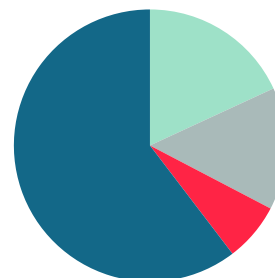


Inventory
 New Listings
124 = 23.66%
 Start Inventory
400
 Total Inventory Units
524
 Volume
\$206,586,752

Market Activity

Closed Sales
117 = 18.11%
 Pending Sales
94 = 14.55%
 Other Off Market
45 = 6.97%
 Active Inventory
390 = 60.37%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	94	117	24.47%	1,171	1,356	15.80%
Pending Sales	59	94	59.32%	1,218	1,407	15.52%
New Listings	139	124	-10.79%	1,659	1,907	14.95%
Average List Price	319,795	339,285	6.09%	304,439	326,997	7.41%
Average Sale Price	317,724	338,632	6.58%	301,765	322,691	6.93%
Average Percent of Selling Price to List Price	98.81%	99.28%	0.47%	99.03%	98.94%	-0.10%
Average Days on Market to Sale	35.07	40.49	15.43%	35.52	41.15	15.83%
Monthly Inventory	331	390	17.82%	331	390	17.82%
Months Supply of Inventory	3.14	3.25	3.66%	3.14	3.25	3.66%

Absorption: Last 12 months, an Average of **120** Sales/Month

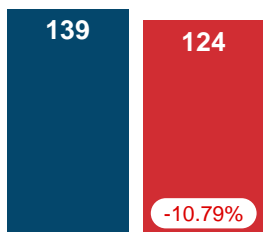
Inventory on November 30, 2024 = **390**

2023 **2024**

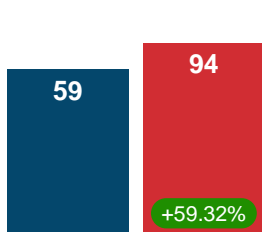
NOVEMBER MARKET

AVERAGE PRICES

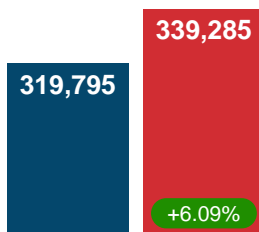
New Listings



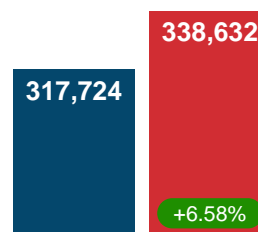
Pending Listings



List Price



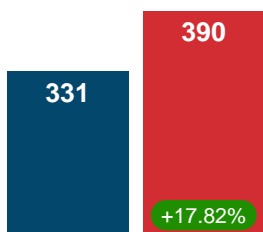
Sale Price



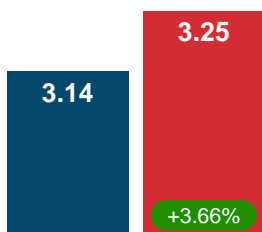
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

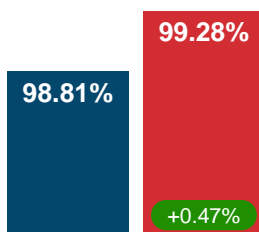
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

