

November 2024



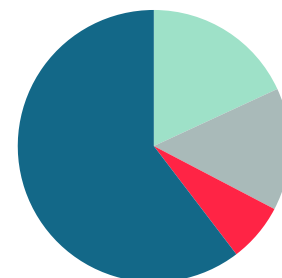
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	289,500	315,000	8.81%
Median Sale Price	286,245	309,507	8.13%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	19.00	21.00	10.53%
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.

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 **8.13%** in November 2024 to \$309,507 versus the previous year at \$286,245.

Median Days on Market Lengthens

The median number of **21.00** days that homes spent on the market before selling increased by 2.00 days or **10.53%** in November 2024 compared to last year's same month at **19.00** DOM.

Sales Success for November 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 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.

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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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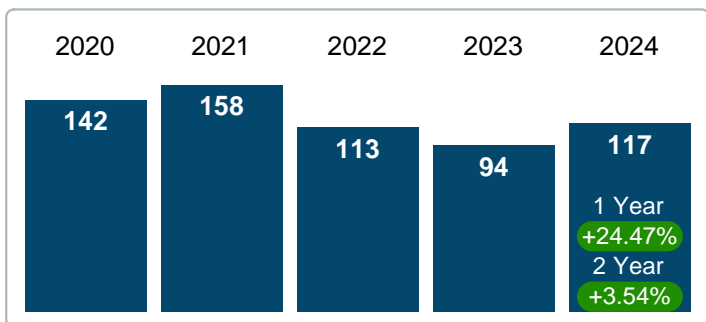
Area Delimited by County Of Wagoner - Residential Property Type



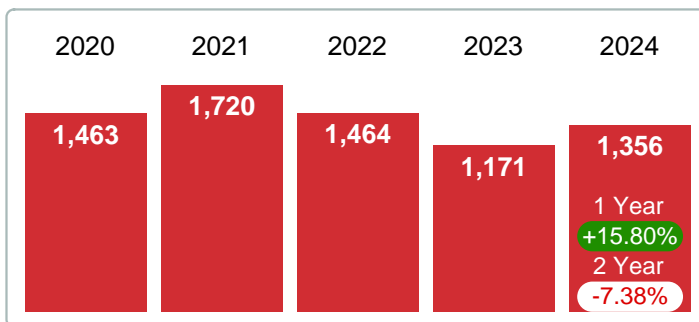
CLOSED LISTINGS

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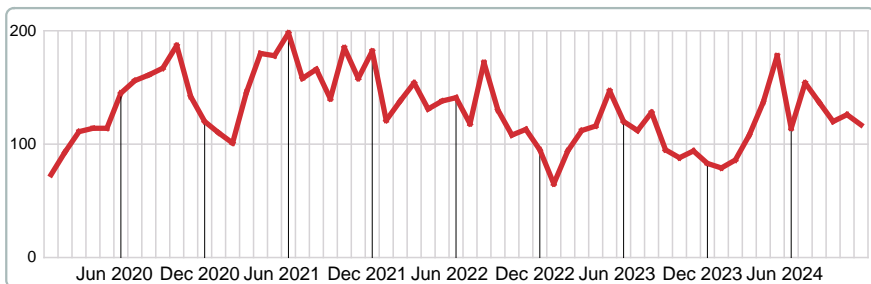
NOVEMBER



YEAR TO DATE (YTD)

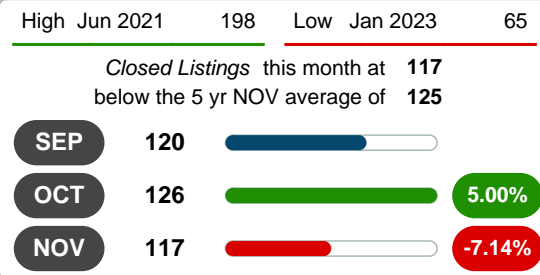


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 125



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	11	9.40%	6.0	3	8	0	0
\$175,001 - \$225,000	18	15.38%	22.0	0	14	3	1
\$225,001 - \$250,000	16	13.68%	35.0	0	13	3	0
\$250,001 - \$350,000	31	26.50%	21.0	0	23	7	1
\$350,001 - \$425,000	15	12.82%	20.0	0	9	5	1
\$425,001 - \$525,000	13	11.11%	34.0	1	4	8	0
\$525,001 and up	13	11.11%	45.0	0	2	10	1
Total Closed Units	117			4	73	36	4
Total Closed Volume	39,619,891	100%	21.0	720.25K	21.41M	15.97M	1.52M
Median Closed Price	\$309,507			\$97,625	\$275,000	\$437,432	\$330,225

November 2024



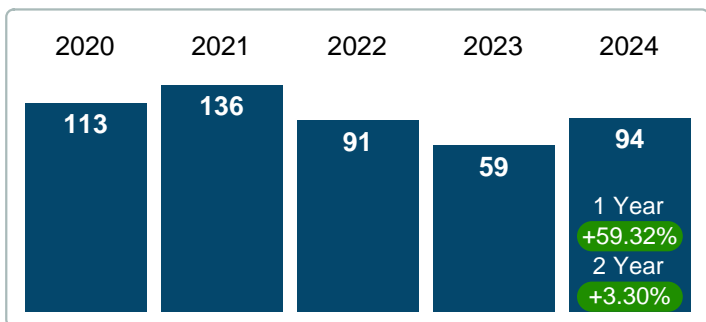
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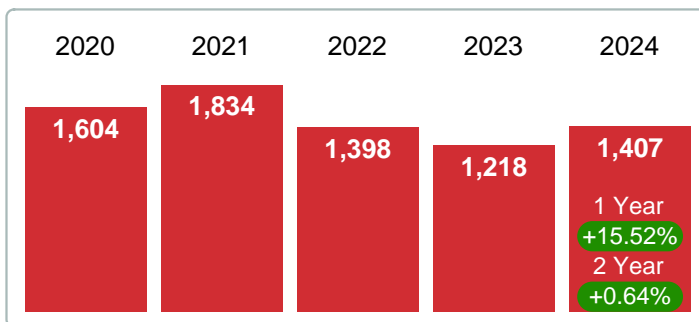
PENDING LISTINGS

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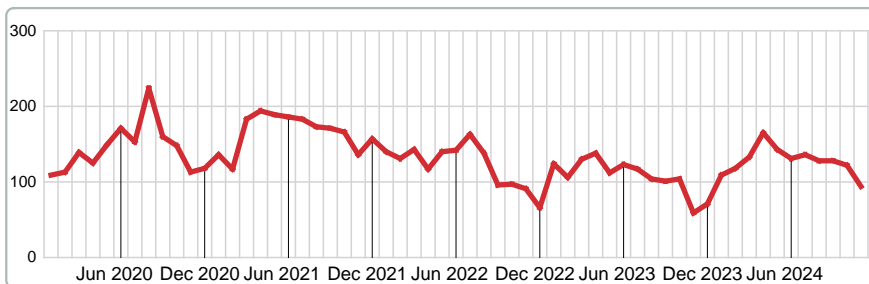
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 99

High Aug 2020 224 Low Nov 2023 59

Pending Listings this month at **94**
below the 5 yr NOV average of **99**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5	5.32%	13.0	4	1	0	0
\$125,001 - \$200,000	13	13.83%	45.0	0	9	4	0
\$200,001 - \$250,000	15	15.96%	23.0	0	14	1	0
\$250,001 - \$325,000	22	23.40%	20.5	0	18	4	0
\$325,001 - \$375,000	15	15.96%	7.0	0	11	3	1
\$375,001 - \$500,000	13	13.83%	69.0	0	6	6	1
\$500,001 and up	11	11.70%	105.0	0	6	4	1
Total Pending Units	94			4	65	22	3
Total Pending Volume	31,248,497	100%	26.0	320.49K	20.96M	8.69M	1.28M
Median Listing Price	\$298,296			\$84,500	\$285,000	\$339,450	\$399,900

November 2024



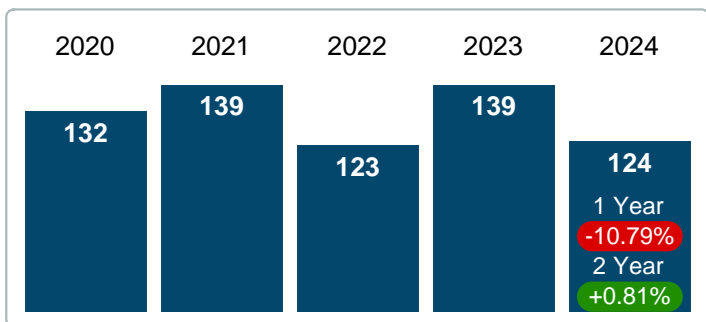
Area Delimited by County Of Wagoner - Residential Property Type



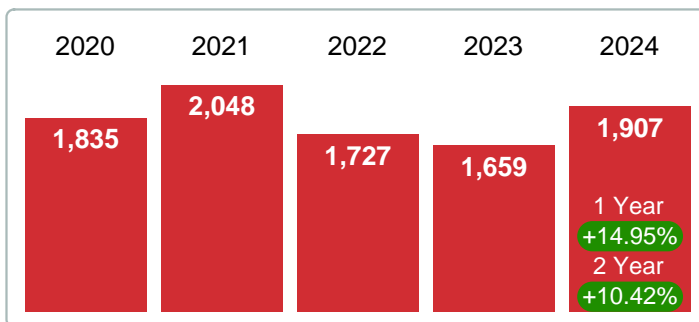
NEW LISTINGS

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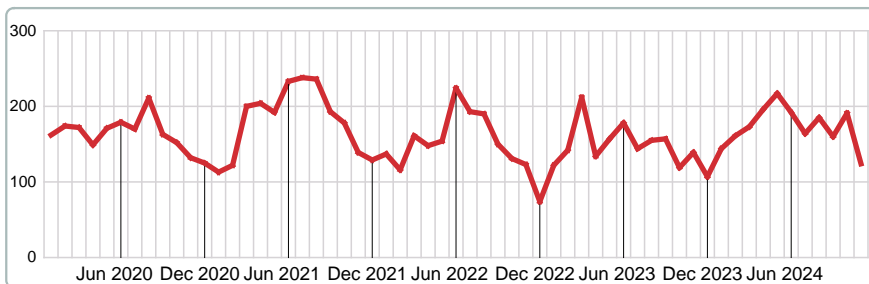
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 131

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 124 below the 5 yr NOV average of 131



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	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
Median New Listed Listing Price	\$308,739		\$99,990	\$288,563	\$327,450	\$565,000

November 2024



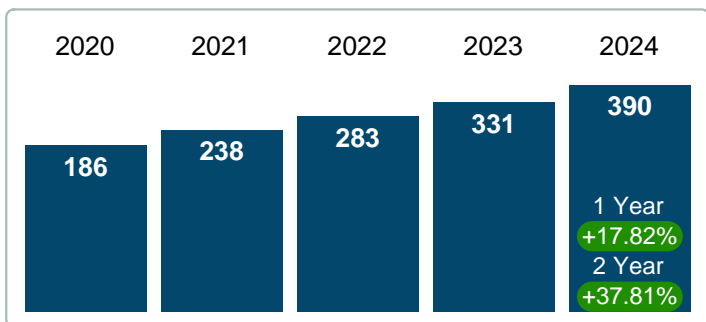
Area Delimited by County Of Wagoner - Residential Property Type



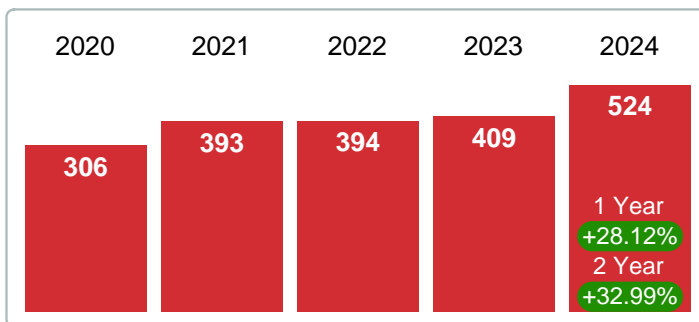
ACTIVE INVENTORY

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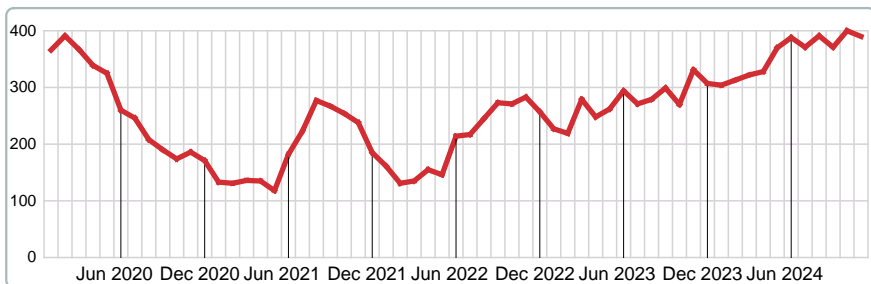
END OF NOVEMBER



ACTIVE DURING NOVEMBER

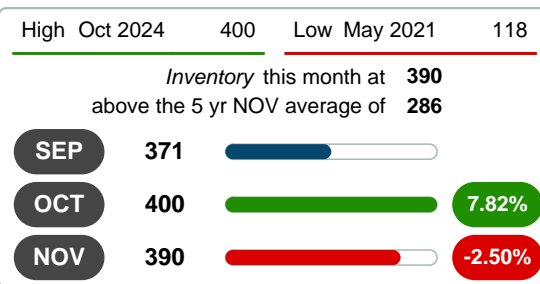


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 286



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	34	8.72%	47.5	11	19	4	0
\$200,001 - \$250,000	40	10.26%	50.0	4	30	6	0
\$250,001 - \$300,000	65	16.67%	59.0	2	44	18	1
\$300,001 - \$350,000	76	19.49%	51.5	0	45	31	0
\$350,001 - \$475,000	88	22.56%	59.0	2	49	35	2
\$475,001 - \$625,000	44	11.28%	84.0	2	16	20	6
\$625,001 and up	43	11.03%	103.0	1	7	20	15
Total Active Inventory by Units			390	22	210	134	24
Total Active Inventory by Volume			158,588,173	6.06M	72.62M	58.35M	21.56M
Median Active Inventory Listing Price			\$340,000	\$198,750	\$317,319	\$371,652	\$649,450

November 2024



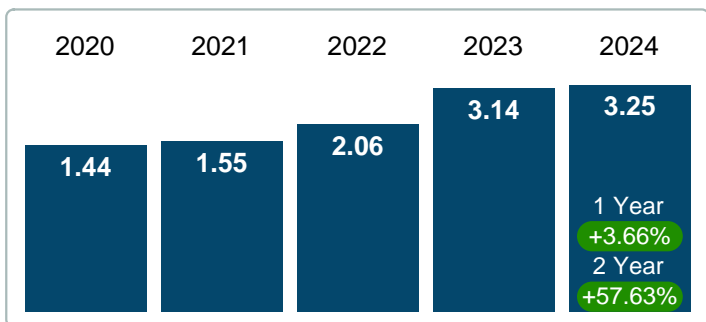
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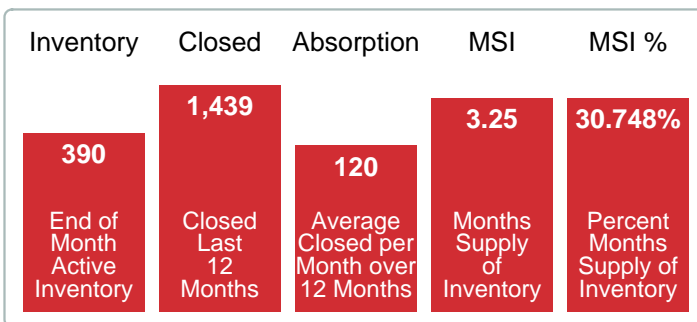
MONTHS SUPPLY of INVENTORY (MSI)

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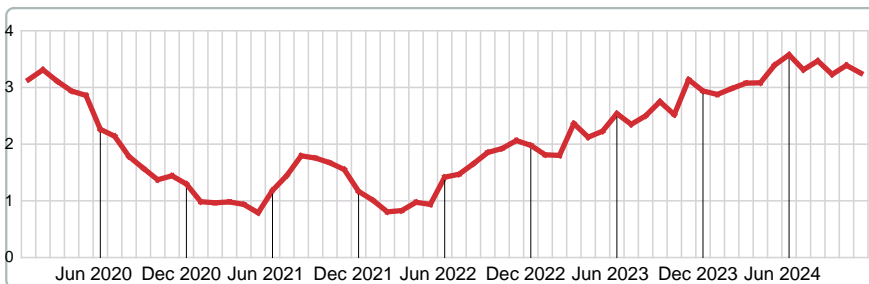
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2024

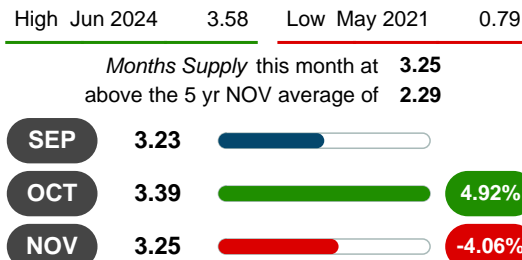


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 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	390	100%	3.25	22	210	134	24

November 2024



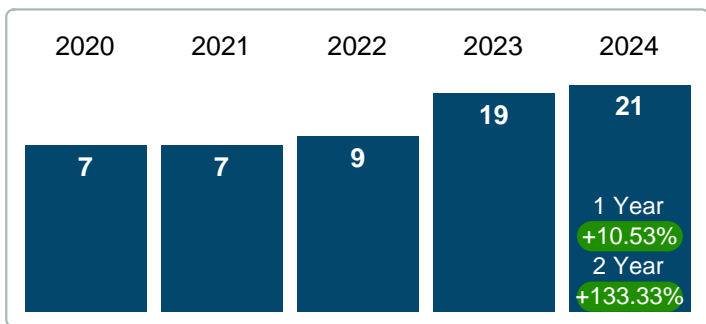
Area Delimited by County Of Wagoner - Residential Property Type



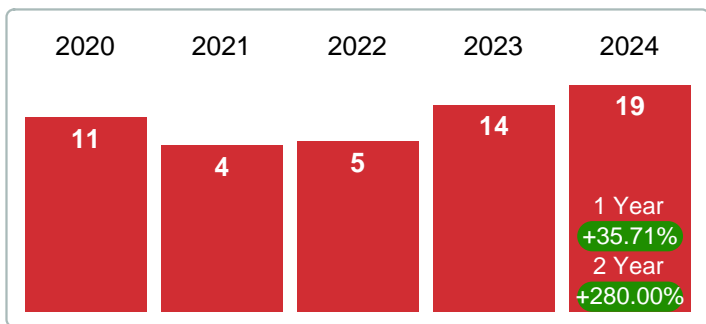
MEDIAN DAYS ON MARKET TO SALE

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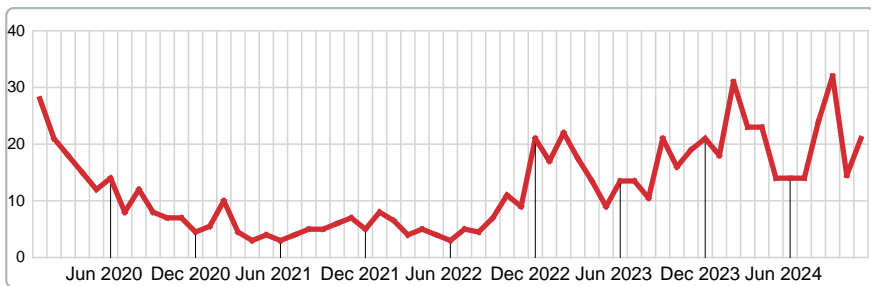
NOVEMBER



YEAR TO DATE (YTD)

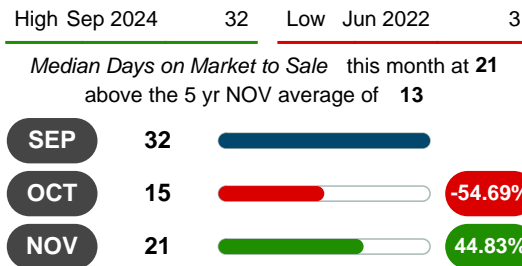


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 13



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	9.40%	6	5	7	0	0
\$175,001 - \$225,000	15.38%	22	0	22	51	12
\$225,001 - \$250,000	13.68%	35	0	35	28	0
\$250,001 - \$350,000	26.50%	21	0	21	16	174
\$350,001 - \$425,000	12.82%	20	0	20	25	1
\$425,001 - \$525,000	11.11%	34	14	29	40	0
\$525,001 and up	11.11%	45	0	70	4	69
Median Closed DOM		21	8	21	31	41
Total Closed Units	100%	21.0	4	73	36	4
Total Closed Volume		39,619,891	720.25K	21.41M	15.97M	1.52M

November 2024



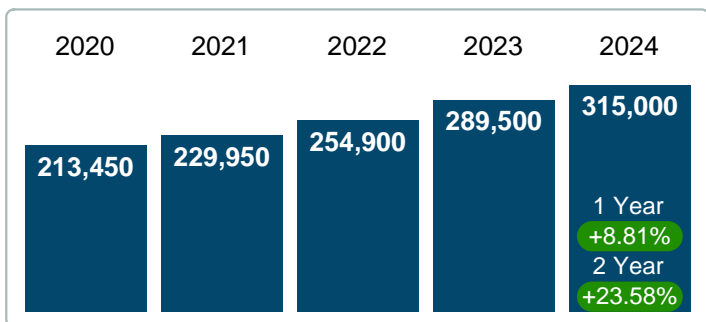
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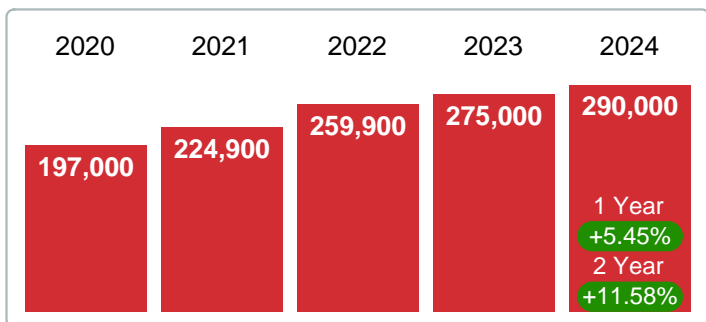
MEDIAN LIST PRICE AT CLOSING

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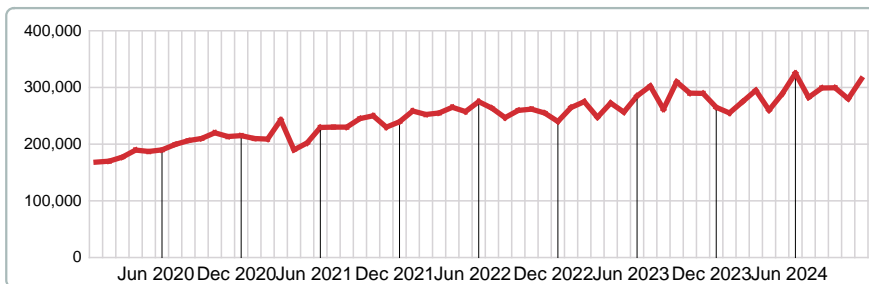
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

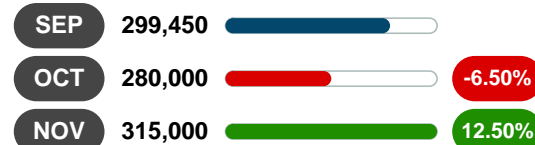


3 MONTHS

5 year NOV AVG = 260,560

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

Median List Price at Closing this month at **315,000** above the 5 yr NOV average of **260,560**



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	9.40%	142,000	60,000	143,500	0	0
\$175,001 - \$225,000	14.53%	210,000	0	220,000	189,500	199,000
\$225,001 - \$250,000	12.82%	239,000	0	240,500	235,000	0
\$250,001 - \$350,000	26.50%	315,000	0	299,700	339,900	320,000
\$350,001 - \$425,000	14.53%	383,500	0	375,900	389,900	360,000
\$425,001 - \$525,000	11.11%	485,000	499,500	462,450	492,450	0
\$525,001 and up	11.11%	619,900	0	964,950	624,450	619,900
Median List Price		315,000	101,000	275,000	432,450	340,000
Total Closed Units	100%	315,000	4	73	36	4
Total Closed Volume		39,696,329	753.00K	21.75M	15.69M	1.50M

November 2024



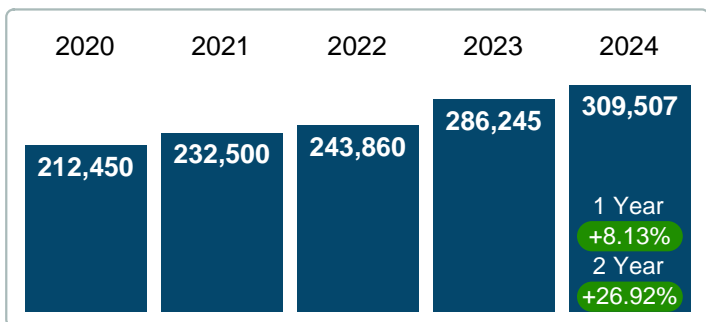
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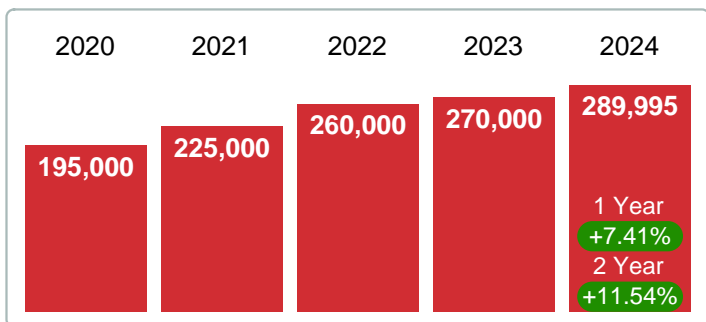
MEDIAN SOLD PRICE AT CLOSING

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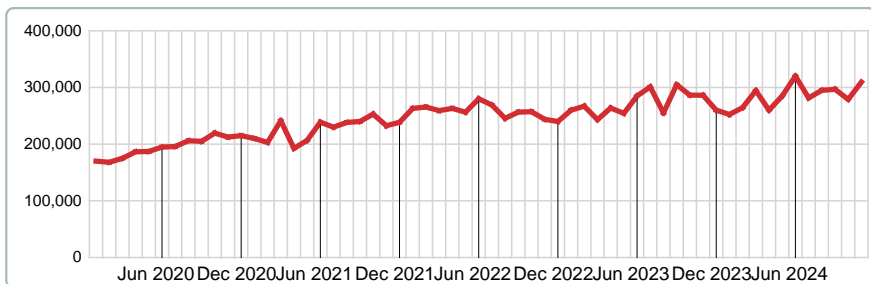
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 256,912

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

Median Sold Price at Closing this month at **309,507**
above the 5 yr NOV average of **256,912**

- SEP 296,750
- OCT 279,000 -5.98%
- NOV 309,507 10.93%

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	9.40%	135,000	60,250	139,500	0	0
\$175,001 - \$225,000	15.38%	212,250	0	217,500	193,600	190,000
\$225,001 - \$250,000	13.68%	240,500	0	242,000	238,000	0
\$250,001 - \$350,000	26.50%	315,000	0	309,507	336,500	300,450
\$350,001 - \$425,000	12.82%	380,000	0	375,000	394,900	360,000
\$425,001 - \$525,000	11.11%	475,000	475,000	455,000	487,450	0
\$525,001 and up	11.11%	671,406	0	929,638	656,363	671,406
Median Sold Price		309,507	97,625	275,000	437,432	330,225
Total Closed Units	100%	309,507	4	73	36	4
Total Closed Volume		39,619,891	720.25K	21.41M	15.97M	1.52M

November 2024



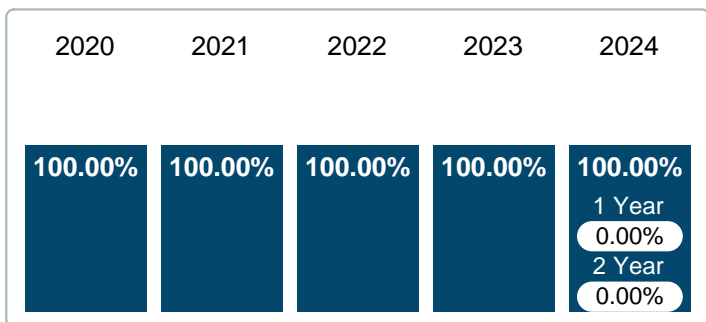
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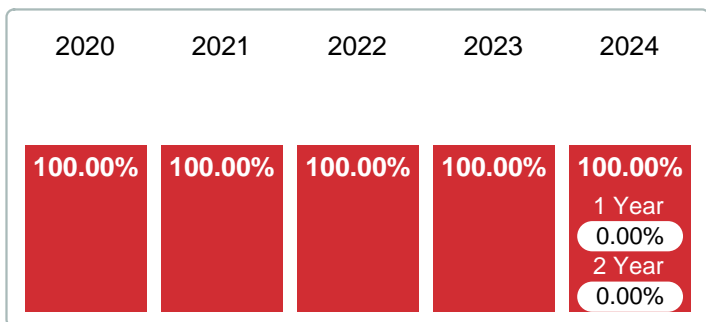
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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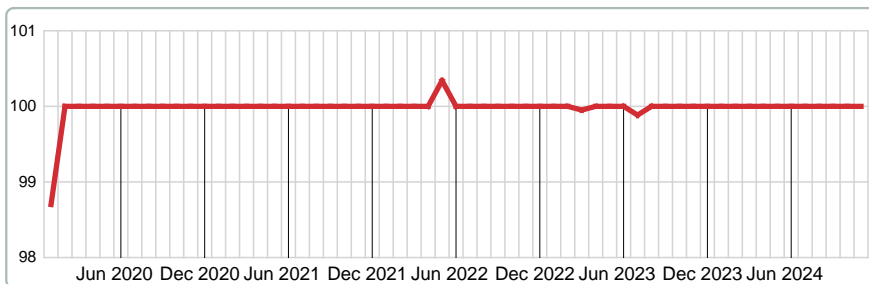
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

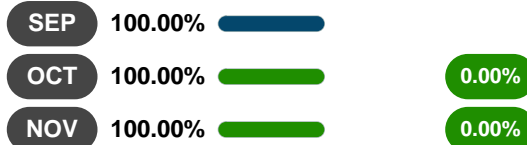


3 MONTHS

5 year NOV 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 NOV average of **100.00%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS 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	11	9.40%	100.00%	95.07%	100.00%	0.00%	0.00%
\$175,001 - \$225,000	18	15.38%	100.00%	0.00%	100.00%	99.74%	95.48%
\$225,001 - \$250,000	16	13.68%	100.00%	0.00%	100.00%	100.00%	0.00%
\$250,001 - \$350,000	31	26.50%	99.73%	0.00%	99.73%	100.00%	93.89%
\$350,001 - \$425,000	15	12.82%	100.00%	0.00%	100.00%	100.00%	100.00%
\$425,001 - \$525,000	13	11.11%	99.62%	95.10%	100.00%	99.31%	0.00%
\$525,001 and up	13	11.11%	103.01%	0.00%	98.01%	103.50%	108.31%
Median Sold/List Ratio		100.00%		95.08%	100.00%	100.00%	97.74%
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



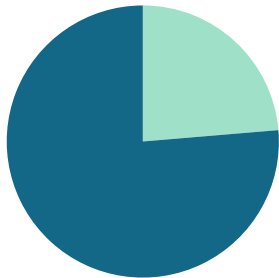
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

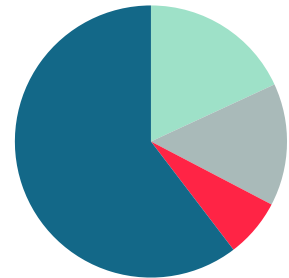


Inventory
 New Listings
124 = 23.66%
 Start Inventory
400
 Total Inventory Units
524
 Volume
\$206,586,752

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%
Median List Price	289,500	315,000	8.81%	275,000	290,000	5.45%
Median Sale Price	286,245	309,507	8.13%	270,000	289,995	7.41%
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	19.00	21.00	10.53%	14.00	19.00	35.71%
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**

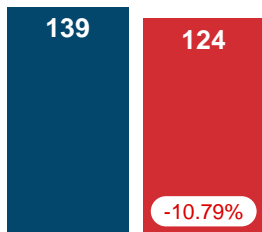
2023

2024

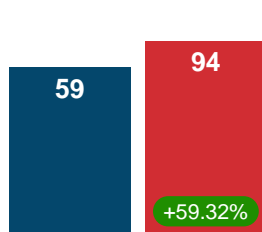
NOVEMBER MARKET

MEDIAN PRICES

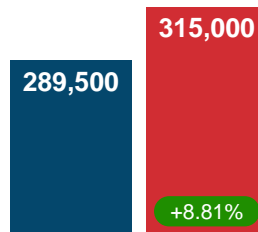
New Listings



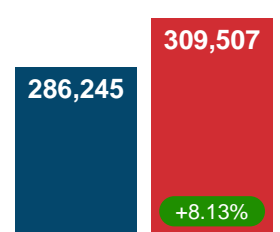
Pending Listings



List Price



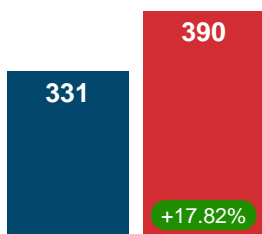
Sale Price



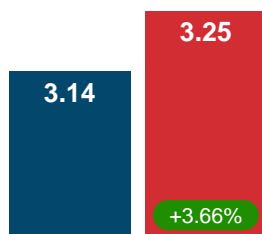
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

