

December 2024



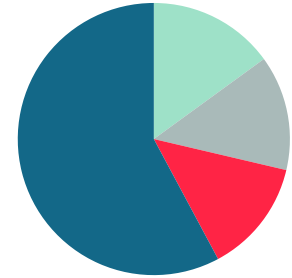
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 13, 2025 for MLS Technology Inc.

Compared Metrics	December		
	2023	2024	+/-%
Closed Listings	83	91	9.64%
Pending Listings	71	83	16.90%
New Listings	107	118	10.28%
Average List Price	302,550	335,624	10.93%
Average Sale Price	300,322	326,612	8.75%
Average Percent of Selling Price to List Price	98.83%	98.45%	-0.39%
Average Days on Market to Sale	35.33	46.57	31.84%
End of Month Inventory	307	351	14.33%
Months Supply of Inventory	2.94	2.91	-1.05%



Absorption: Last 12 months, an Average of **121** Sales/Month
Active Inventory as of December 31, 2024 = **351**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2024 rose **14.33%** to 351 existing homes available for sale. Over the last 12 months this area has had an average of 121 closed sales per month. This represents an unsold inventory index of **2.91** 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 **8.75%** in December 2024 to \$326,612 versus the previous year at \$300,322.

Average Days on Market Lengthens

The average number of **46.57** days that homes spent on the market before selling increased by 11.25 days or **31.84%** in December 2024 compared to last year's same month at **35.33** DOM.

Sales Success for December 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 118 New Listings in December 2024, up **10.28%** from last year at 107. Furthermore, there were 91 Closed Listings this month versus last year at 83, a **9.64%** increase.

Closed versus Listed trends yielded a **77.1%** ratio, down from previous year's, December 2023, at **77.6%**, a **0.58%** 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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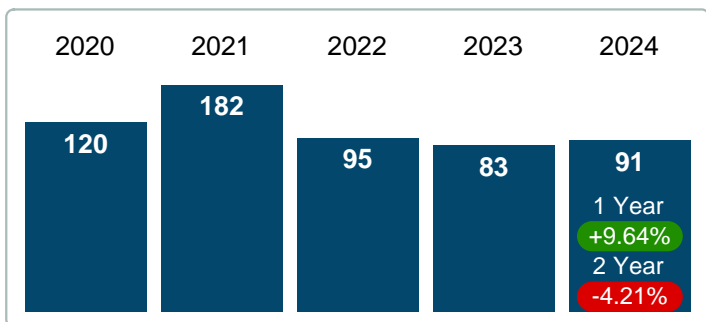
Area Delimited by County Of Wagoner - Residential Property Type



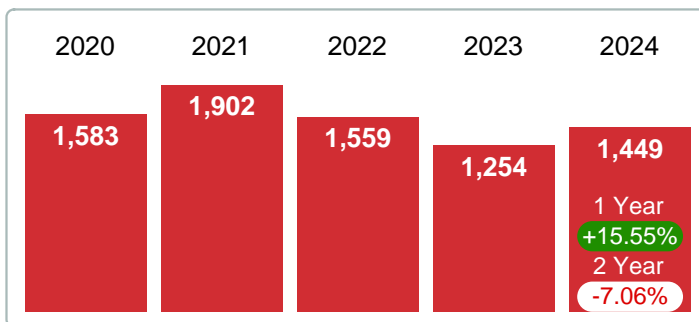
CLOSED LISTINGS

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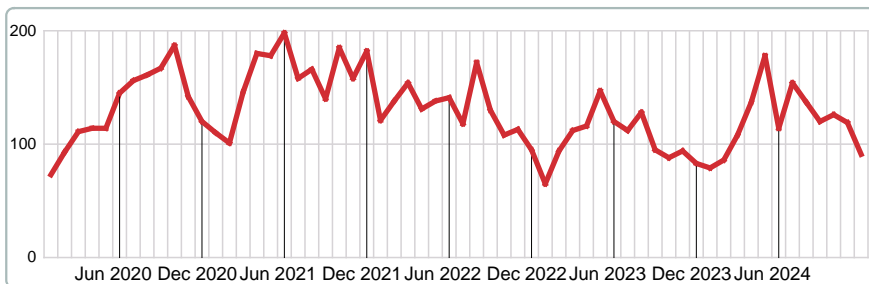
DECEMBER



YEAR TO DATE (YTD)

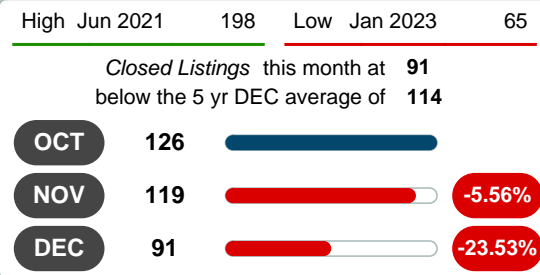


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 114



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	8	8.79%	22.0	4	4	0	0
\$175,001 - \$200,000	5	5.49%	20.4	0	4	1	0
\$200,001 - \$250,000	19	20.88%	48.2	0	17	2	0
\$250,001 - \$300,000	22	24.18%	45.1	0	18	4	0
\$300,001 - \$400,000	16	17.58%	39.3	0	9	7	0
\$400,001 - \$475,000	12	13.19%	49.6	0	5	5	2
\$475,001 and up	9	9.89%	92.1	0	2	6	1
Total Closed Units	91			4	59	25	3
Total Closed Volume	29,721,668	100%	46.6	421.50K	17.56M	10.38M	1.35M
Average Closed Price	\$326,612			\$105,375	\$297,673	\$415,322	\$451,467

December 2024



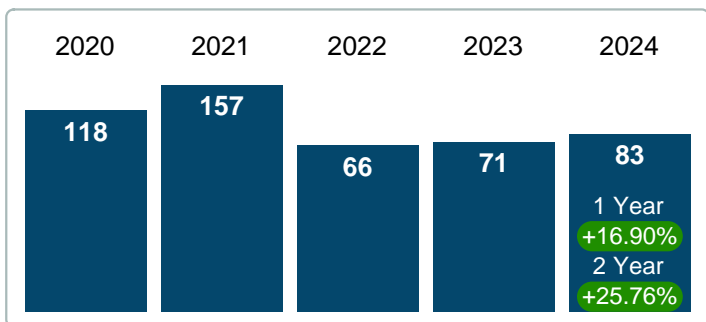
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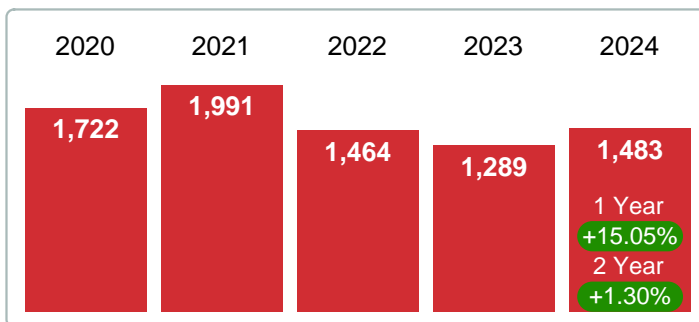
PENDING LISTINGS

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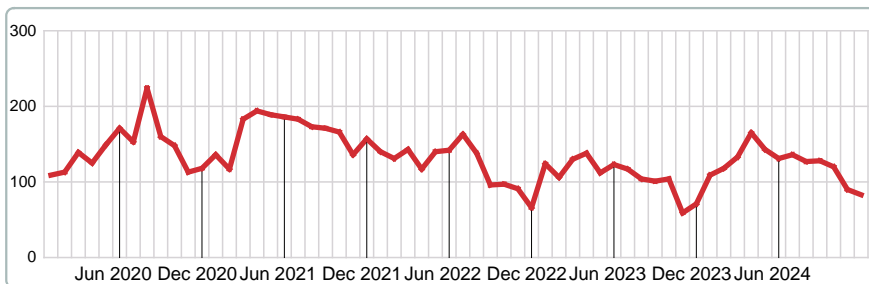
DECEMBER



YEAR TO DATE (YTD)

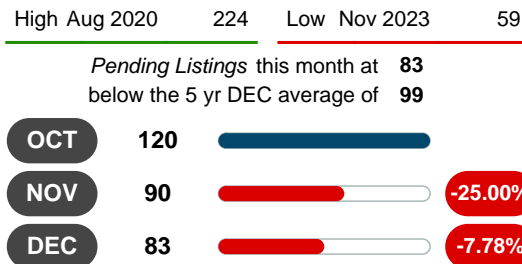


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC 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
\$150,000 and less	6	7.23%	70.0	4	1	1	0
\$150,001 - \$200,000	10	12.05%	16.1	2	8	0	0
\$200,001 - \$225,000	13	15.66%	68.7	0	12	1	0
\$225,001 - \$325,000	22	26.51%	65.4	0	19	3	0
\$325,001 - \$425,000	13	15.66%	61.8	0	8	5	0
\$425,001 - \$525,000	9	10.84%	47.8	0	3	5	1
\$525,001 and up	10	12.05%	50.1	0	3	4	3
Total Pending Units	83			6	54	19	4
Total Pending Volume	26,404,764	100%	61.0	798.40K	15.41M	7.69M	2.50M
Average Listing Price	\$334,618			\$133,067	\$285,443	\$404,634	\$626,100

December 2024



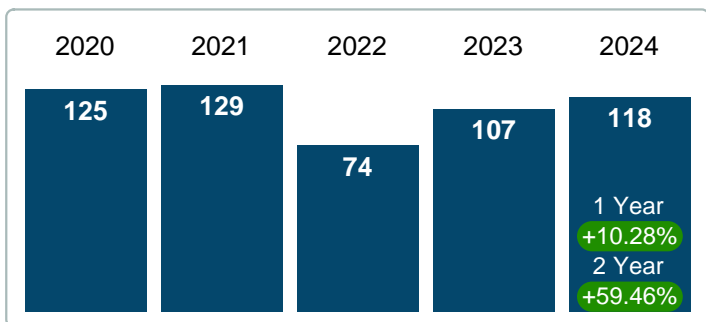
Area Delimited by County Of Wagoner - Residential Property Type



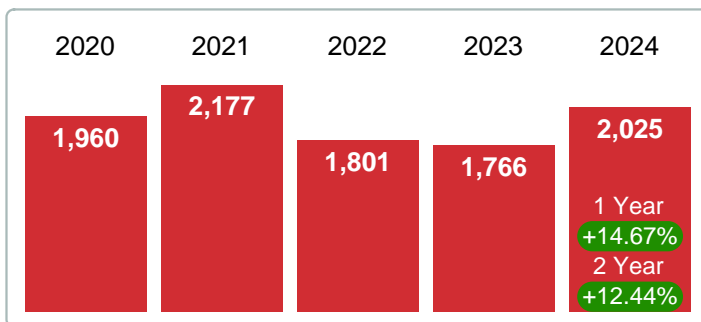
NEW LISTINGS

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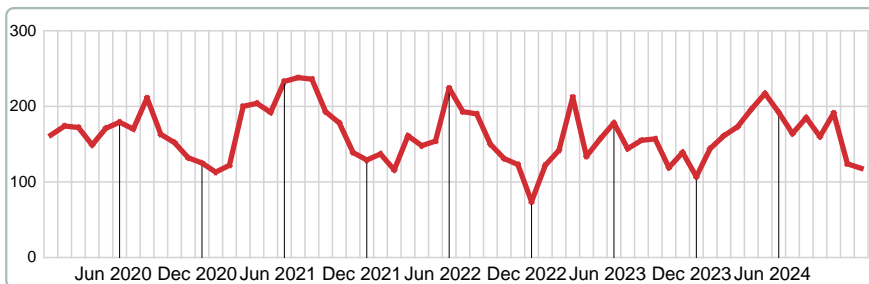
DECEMBER



YEAR TO DATE (YTD)

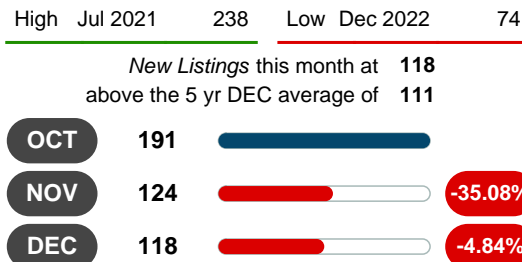


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 111



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	12	10.17%	4	8	0	0
\$175,001 - \$225,000	9	7.63%	0	9	0	0
\$225,001 - \$275,000	18	15.25%	0	13	5	0
\$275,001 - \$350,000	29	24.58%	0	20	9	0
\$350,001 - \$500,000	21	17.80%	2	12	4	3
\$500,001 - \$575,000	16	13.56%	1	4	10	1
\$575,001 and up	13	11.02%	0	4	6	3
Total New Listed Units	118		7	70	34	7
Total New Listed Volume	43,148,527	100%	1.76M	22.36M	15.12M	3.91M
Average New Listed Listing Price	\$340,732		\$251,557	\$319,399	\$444,678	\$558,663

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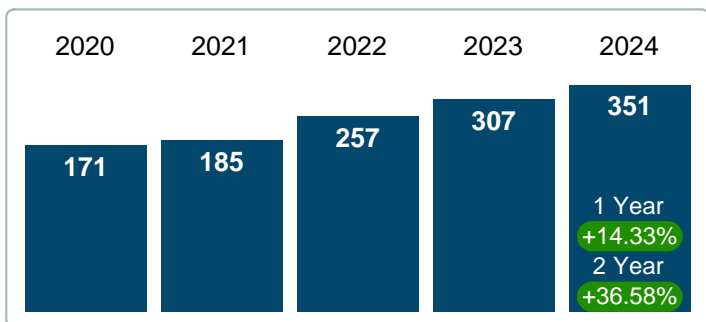
Area Delimited by County Of Wagoner - Residential Property Type



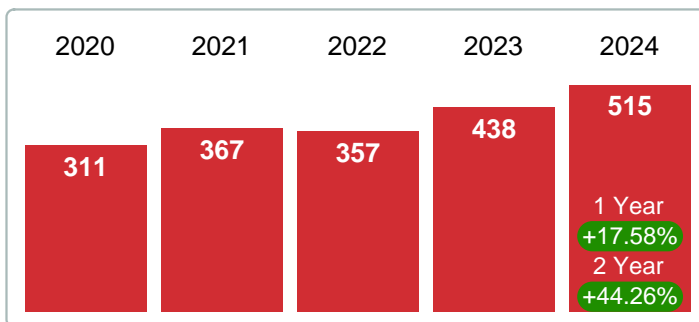
ACTIVE INVENTORY

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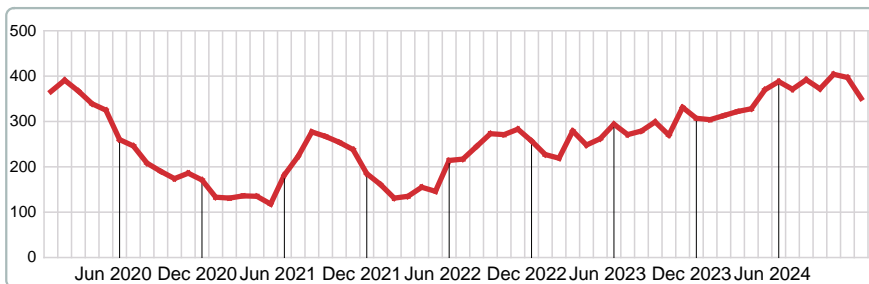
END OF DECEMBER



ACTIVE DURING DECEMBER

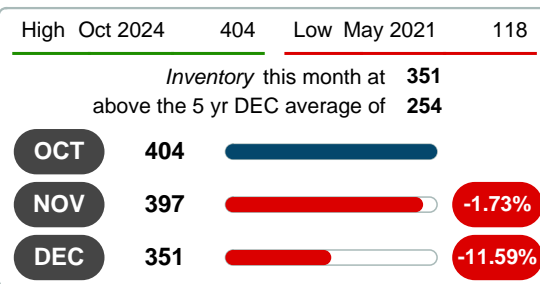


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 254



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	33	9.40%	83.4	8	22	3	0
\$200,001 - \$250,000	29	8.26%	62.1	4	18	7	0
\$250,001 - \$300,000	68	19.37%	77.3	2	41	24	1
\$300,001 - \$375,000	88	25.07%	74.8	1	52	34	1
\$375,001 - \$500,000	50	14.25%	89.7	2	22	24	2
\$500,001 - \$625,000	42	11.97%	67.6	2	16	19	5
\$625,001 and up	41	11.68%	115.1	1	6	22	12
Total Active Inventory by Units			351	20	177	133	21
Total Active Inventory by Volume			143,500,354	6.00M	61.81M	57.48M	18.21M
Average Active Inventory Listing Price			\$408,833	\$300,055	\$349,194	\$432,174	\$867,273

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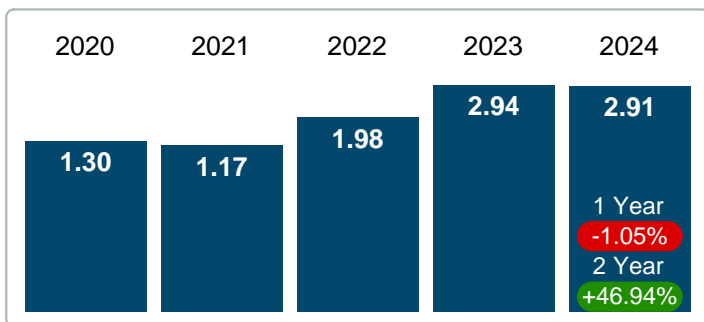
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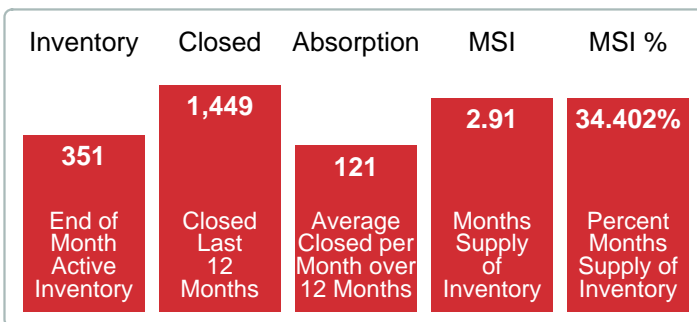
MONTHS SUPPLY of INVENTORY (MSI)

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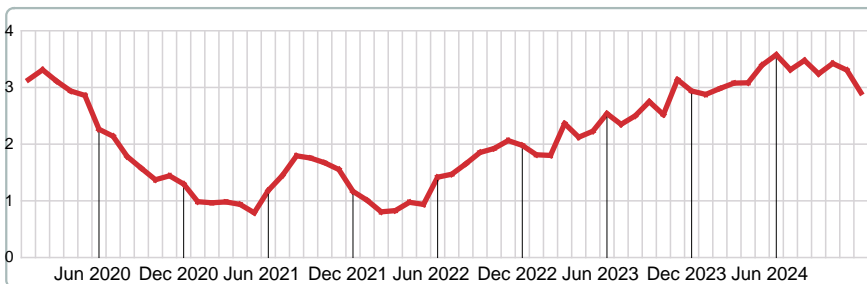
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2024



5 YEAR MARKET ACTIVITY TRENDS

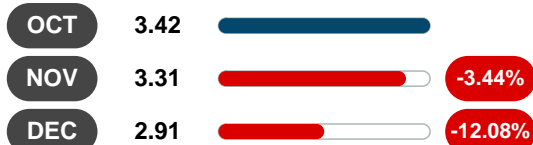


3 MONTHS

5 year DEC AVG = 2.06

High Jun 2024 3.58 Low May 2021 0.79

Months Supply this month at 2.91 above the 5 yr DEC average of 2.06



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	33	9.40%	1.64	1.68	1.66	1.57	0.00
\$200,001 - \$250,000	29	8.26%	1.11	12.00	0.82	1.91	0.00
\$250,001 - \$300,000	68	19.37%	3.26	6.00	2.65	5.05	4.00
\$300,001 - \$375,000	88	25.07%	3.64	4.00	3.76	3.55	2.00
\$375,001 - \$500,000	50	14.25%	2.87	12.00	2.84	2.97	1.41
\$500,001 - \$625,000	42	11.97%	6.72	0.00	9.60	4.65	10.00
\$625,001 and up	41	11.68%	7.13	0.00	6.55	5.87	11.08
Market Supply of Inventory (MSI)			2.91	3.43	2.36	3.71	5.14
Total Active Inventory by Units		100%	2.91	20	177	133	21

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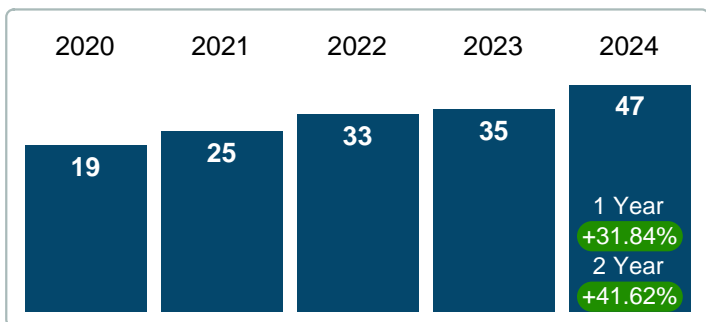
Area Delimited by County Of Wagoner - Residential Property Type



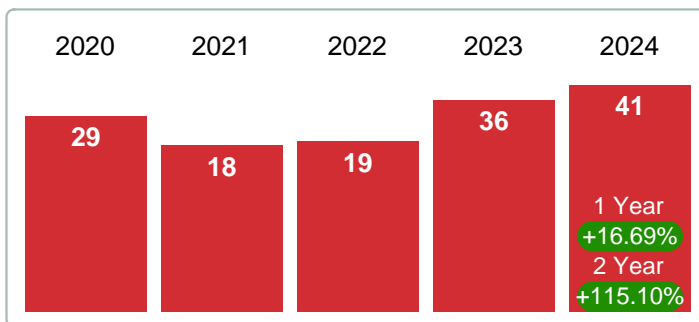
AVERAGE DAYS ON MARKET TO SALE

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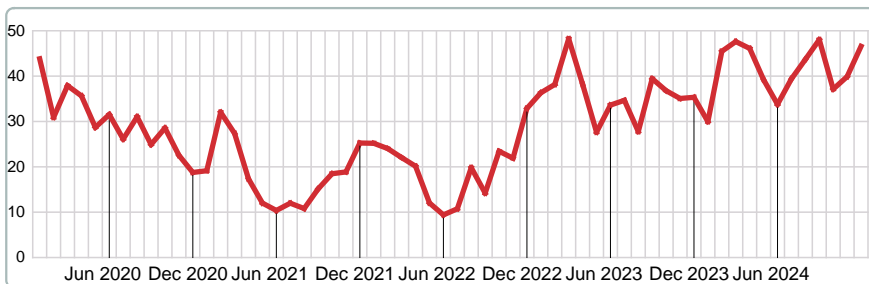
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

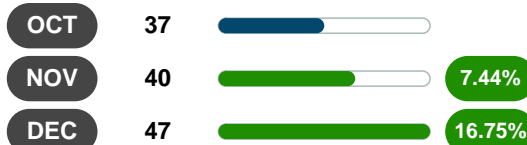


3 MONTHS

5 year DEC AVG = 32

High Mar 2023 48 Low Jun 2022 9

Average Days on Market to Sale this month at 47 above the 5 yr DEC average of 32



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	8.79%	22	8	36	0	0
\$175,001 - \$200,000	5.49%	20	0	14	45	0
\$200,001 - \$250,000	20.88%	48	0	50	35	0
\$250,001 - \$300,000	24.18%	45	0	43	55	0
\$300,001 - \$400,000	17.58%	39	0	38	41	0
\$400,001 - \$475,000	13.19%	50	0	39	55	63
\$475,001 and up	9.89%	92	0	164	80	20
Average Closed DOM		47	8	45	55	49
Total Closed Units	100%	47	4	59	25	3
Total Closed Volume		29,721,668	421.50K	17.56M	10.38M	1.35M

December 2024



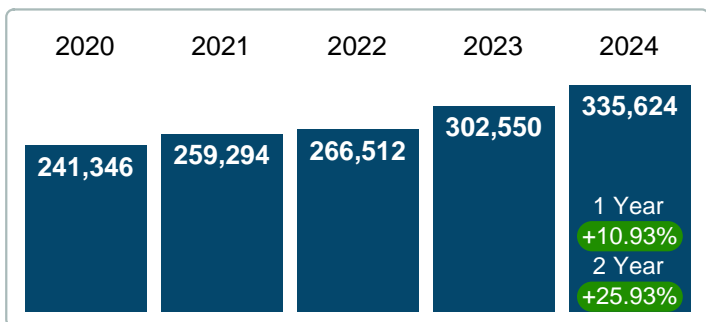
Area Delimited by County Of Wagoner - Residential Property Type



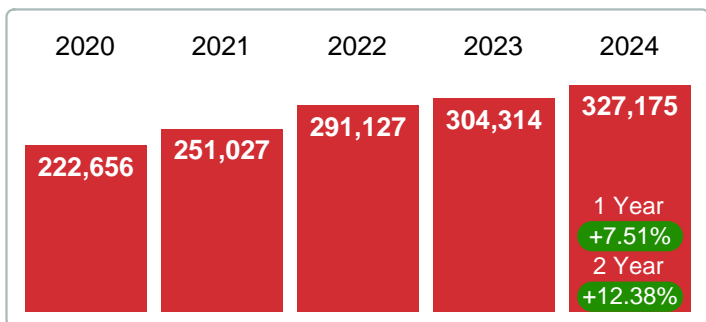
AVERAGE LIST PRICE AT CLOSING

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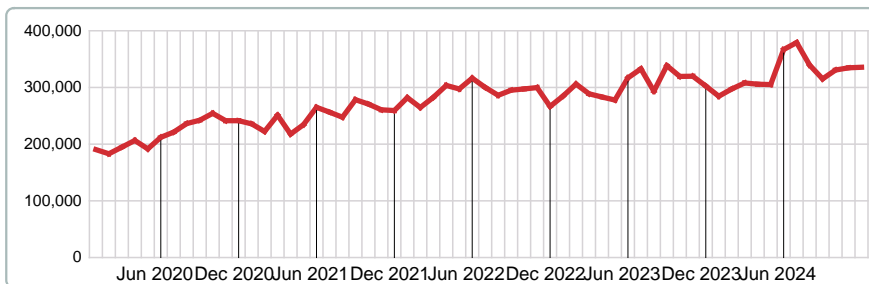
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 281,065

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

Average List Price at Closing this month at **335,624**
above the 5 yr DEC average of **281,065**

- OCT 330,729
- NOV 334,654 +1.19%
- DEC 335,624 +0.29%

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	8.79%	125,924	108,373	143,475	0	0
\$175,001 - \$200,000	5.49%	192,580	0	195,725	185,000	0
\$200,001 - \$250,000	20.88%	228,062	0	225,817	244,638	0
\$250,001 - \$300,000	21.98%	285,503	0	287,289	288,463	0
\$300,001 - \$400,000	20.88%	351,099	0	358,688	346,829	0
\$400,001 - \$475,000	9.89%	435,785	0	431,633	460,560	422,450
\$475,001 and up	12.09%	721,391		01,154,950	686,917	520,000
Average List Price		335,624	108,373	306,155	427,209	454,967
Total Closed Units	100%	335,624	4	59	25	3
Total Closed Volume		30,541,769	433.49K	18.06M	10.68M	1.36M

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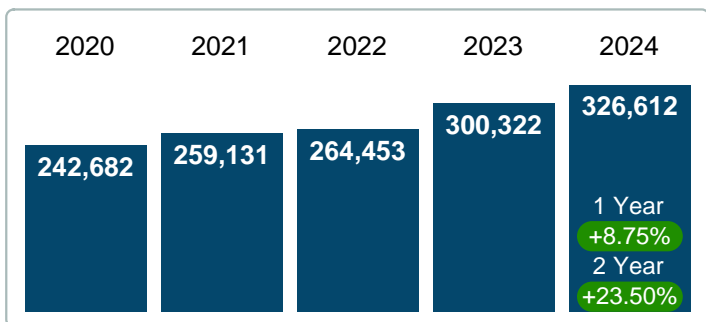
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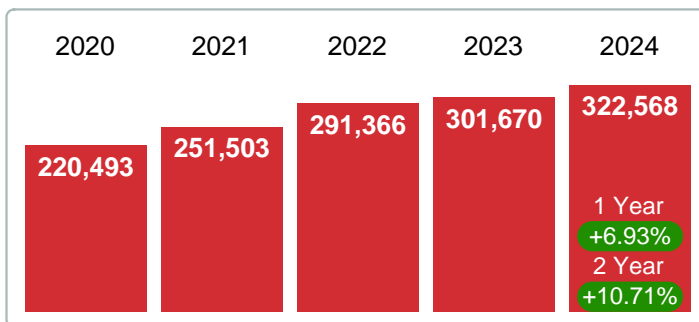
AVERAGE SOLD PRICE AT CLOSING

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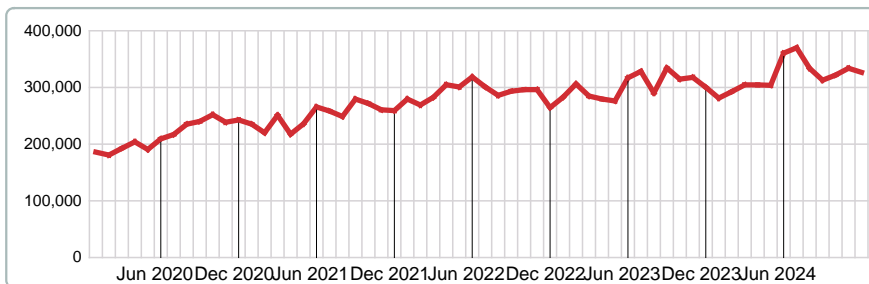
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 278,640

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

Average Sold Price at Closing this month at **326,612** above the 5 yr DEC average of **278,640**

- OCT 321,797
- NOV 333,865 +3.75%
- DEC 326,612 -2.17%

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	8.79%	123,500	105,375	141,625	0	0
\$175,001 - \$200,000	5.49%	193,580	0	194,475	190,000	0
\$200,001 - \$250,000	20.88%	227,763	0	225,739	244,963	0
\$250,001 - \$300,000	24.18%	282,776	0	282,615	283,500	0
\$300,001 - \$400,000	17.58%	348,834	0	353,467	342,877	0
\$400,001 - \$475,000	13.19%	434,884	0	428,343	448,300	417,700
\$475,001 and up	9.89%	713,029	0	985,380	654,583	519,000
Average Sold Price		326,612	105,375	297,673	415,322	451,467
Total Closed Units	100%	326,612	4	59	25	3
Total Closed Volume		29,721,668	421.50K	17.56M	10.38M	1.35M

December 2024



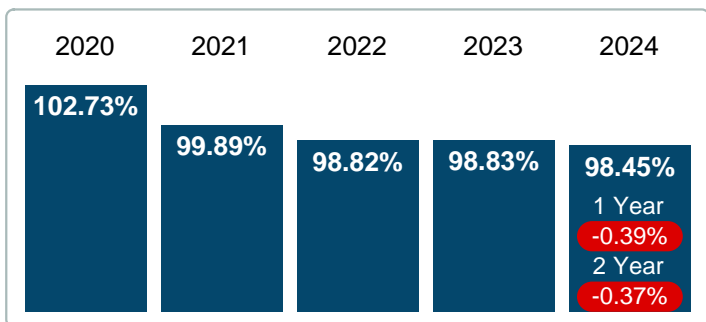
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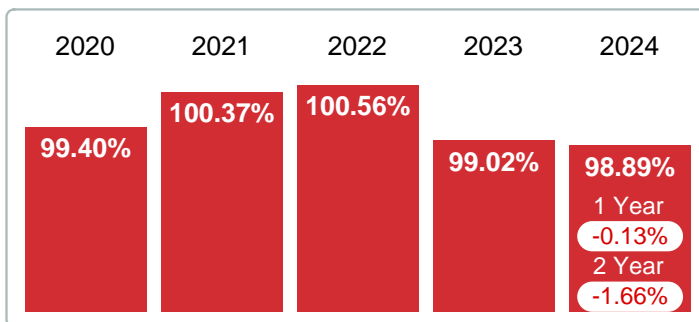
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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DECEMBER



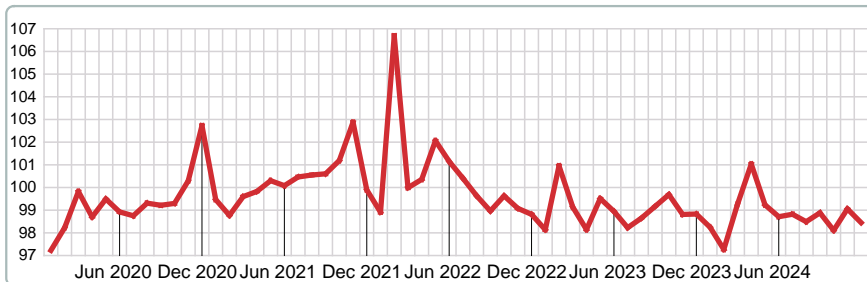
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

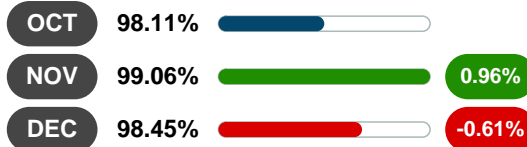
3 MONTHS

5 year DEC AVG = 99.74%



High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **98.45%**
below the 5 yr DEC average of **99.74%**



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	8	8.79%	97.48%	96.22%	98.75%	0.00%	0.00%
\$175,001 - \$200,000	5	5.49%	100.05%	0.00%	99.39%	102.70%	0.00%
\$200,001 - \$250,000	19	20.88%	100.02%	0.00%	100.00%	100.13%	0.00%
\$250,001 - \$300,000	22	24.18%	98.39%	0.00%	98.39%	98.37%	0.00%
\$300,001 - \$400,000	16	17.58%	98.68%	0.00%	98.52%	98.89%	0.00%
\$400,001 - \$475,000	12	13.19%	98.45%	0.00%	99.28%	97.41%	98.97%
\$475,001 and up	9	9.89%	94.82%	0.00%	88.81%	95.99%	99.81%
Average Sold/List Ratio		98.40%		96.22%	98.72%	98.07%	99.25%
Total Closed Units		91	100%	4	59	25	3
Total Closed Volume		29,721,668		421.50K	17.56M	10.38M	1.35M

December 2024



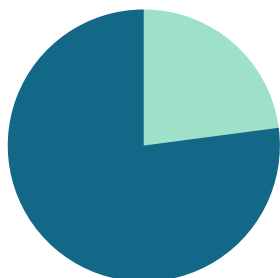
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Jan 13, 2025 for MLS Technology Inc.

INVENTORY

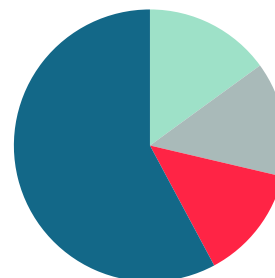


Inventory
 New Listings
118 = 22.91%
 Start Inventory
397
 Total Inventory Units
515
 Volume
\$203,356,244

Market Activity

Closed Sales
91 = 14.99%
 Pending Sales
83 = 13.67%
 Other Off Market
82 = 13.51%
 Active Inventory
351 = 57.83%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	83	91	9.64%	1,254	1,449	15.55%
Pending Sales	71	83	16.90%	1,289	1,483	15.05%
New Listings	107	118	10.28%	1,766	2,025	14.67%
Average List Price	302,550	335,624	10.93%	304,314	327,175	7.51%
Average Sale Price	300,322	326,612	8.75%	301,670	322,568	6.93%
Average Percent of Selling Price to List Price	98.83%	98.45%	-0.39%	99.02%	98.89%	-0.13%
Average Days on Market to Sale	35.33	46.57	31.84%	35.51	41.44	16.69%
Monthly Inventory	307	351	14.33%	307	351	14.33%
Months Supply of Inventory	2.94	2.91	-1.05%	2.94	2.91	-1.05%

Absorption: Last 12 months, an Average of 121 Sales/Month

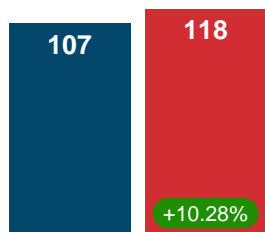
Inventory on December 31, 2024 = 351

2023 2024

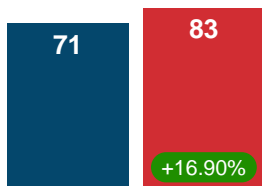
DECEMBER MARKET

AVERAGE PRICES

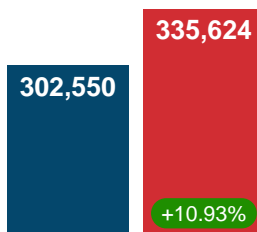
New Listings



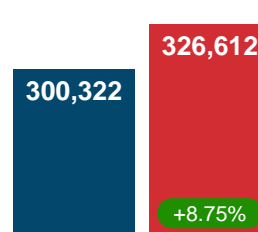
Pending Listings



List Price



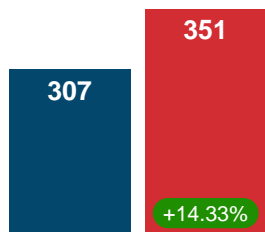
Sale Price



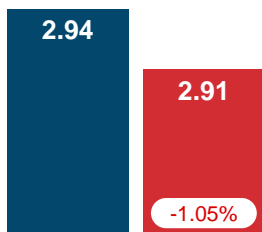
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

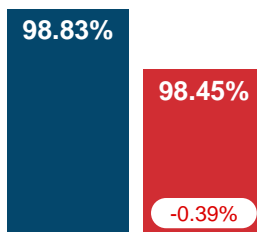
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

