

December 2024



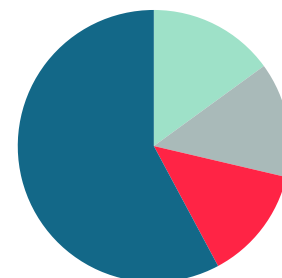
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	265,000	297,500	12.26%
Median Sale Price	260,000	290,000	11.54%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	21.00	27.00	28.57%
End of Month Inventory	307	351	14.33%
Months Supply of Inventory	2.94	2.91	-1.05%



- Closed (14.99%)
- Pending (13.67%)
- Other OffMarket (13.51%)
- Active (57.83%)

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.

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 **11.54%** in December 2024 to \$290,000 versus the previous year at \$260,000.

Median Days on Market Lengthens

The median number of **27.00** days that homes spent on the market before selling increased by 6.00 days or **28.57%** in December 2024 compared to last year's same month at **21.00** DOM.

Sales Success for December 2024 is Positive

Overall, with Median 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.

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

December 2024



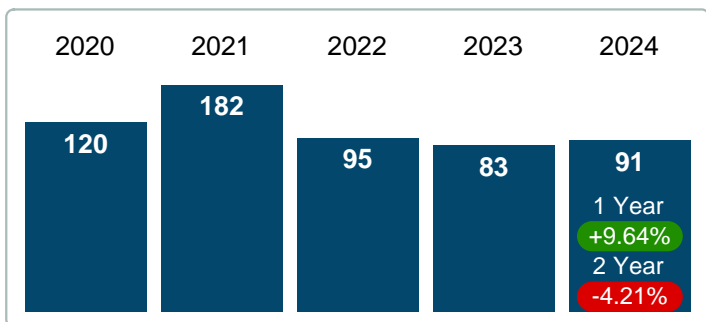
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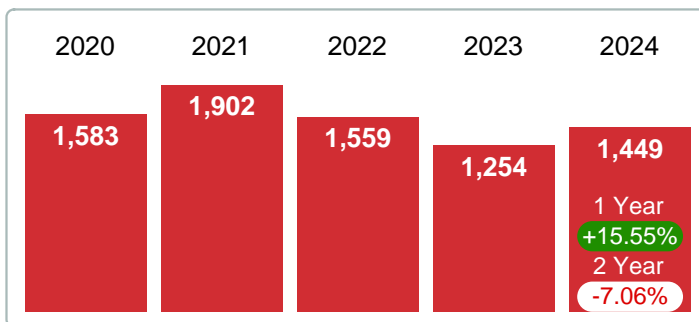
CLOSED LISTINGS

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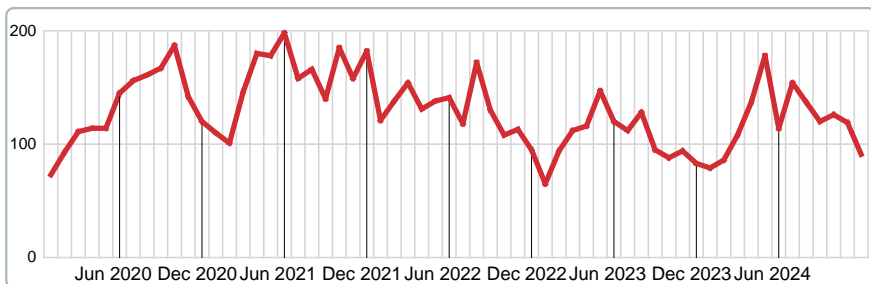
DECEMBER



YEAR TO DATE (YTD)

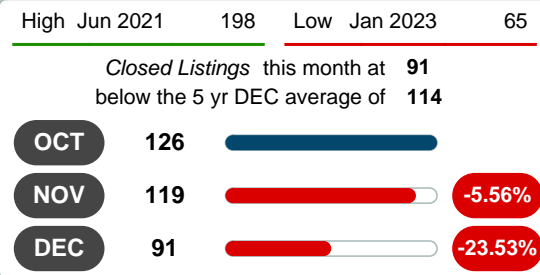


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 114



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	8	8.79%	12.5	4	4	0	0
\$175,001 - \$200,000	5	5.49%	16.0	0	4	1	0
\$200,001 - \$250,000	19	20.88%	26.0	0	17	2	0
\$250,001 - \$300,000	22	24.18%	29.5	0	18	4	0
\$300,001 - \$400,000	16	17.58%	27.0	0	9	7	0
\$400,001 - \$475,000	12	13.19%	28.0	0	5	5	2
\$475,001 and up	9	9.89%	90.0	0	2	6	1
Total Closed Units	91			4	59	25	3
Total Closed Volume	29,721,668	100%	27.0	421.50K	17.56M	10.38M	1.35M
Median Closed Price	\$290,000			\$96,000	\$274,900	\$351,111	\$432,500

December 2024



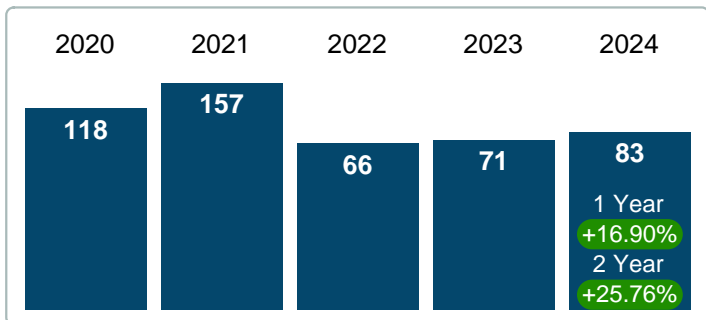
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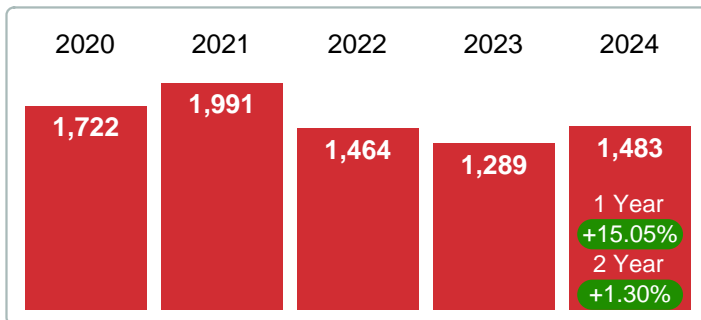
PENDING LISTINGS

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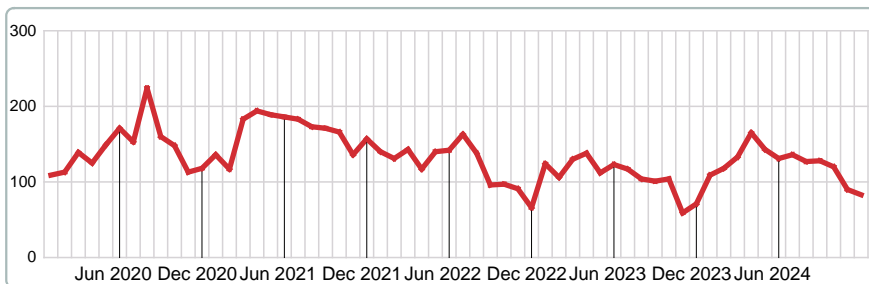
DECEMBER



YEAR TO DATE (YTD)

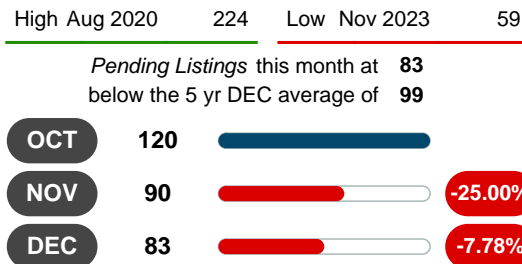


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 99



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	6	7.23%	48.5	4	1	1	0
\$150,001 - \$200,000	10	12.05%	9.5	2	8	0	0
\$200,001 - \$225,000	13	15.66%	48.0	0	12	1	0
\$225,001 - \$325,000	22	26.51%	46.0	0	19	3	0
\$325,001 - \$425,000	13	15.66%	63.0	0	8	5	0
\$425,001 - \$525,000	9	10.84%	11.0	0	3	5	1
\$525,001 and up	10	12.05%	29.0	0	3	4	3
Total Pending Units	83			6	54	19	4
Total Pending Volume	26,404,764	100%	38.0	798.40K	15.41M	7.69M	2.50M
Median Listing Price	\$275,349			\$149,450	\$241,950	\$414,300	\$589,950

December 2024



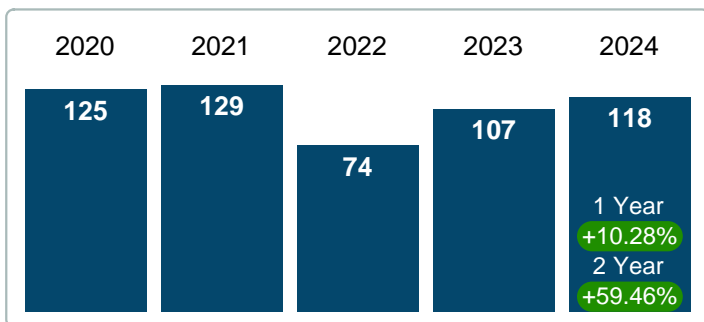
Area Delimited by County Of Wagoner - Residential Property Type



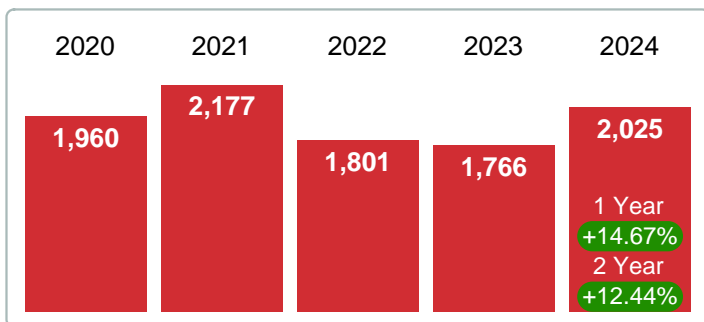
NEW LISTINGS

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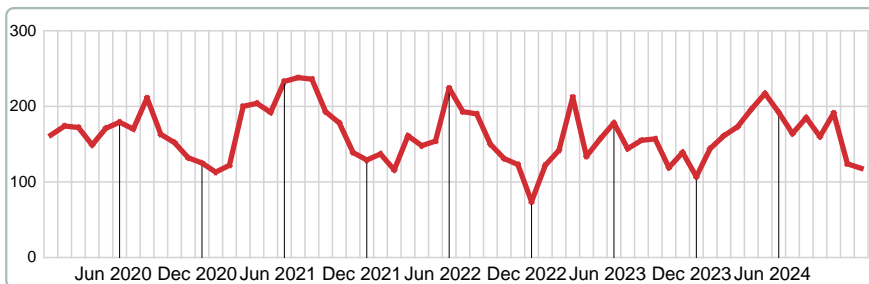
DECEMBER



YEAR TO DATE (YTD)

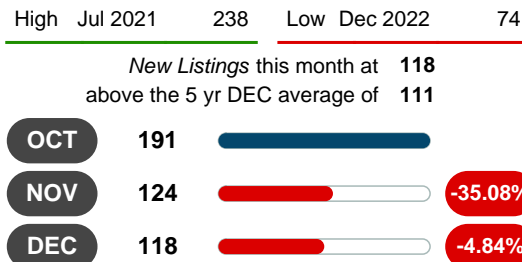


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$319,990		\$164,500	\$289,658	\$459,950	\$509,977

December 2024



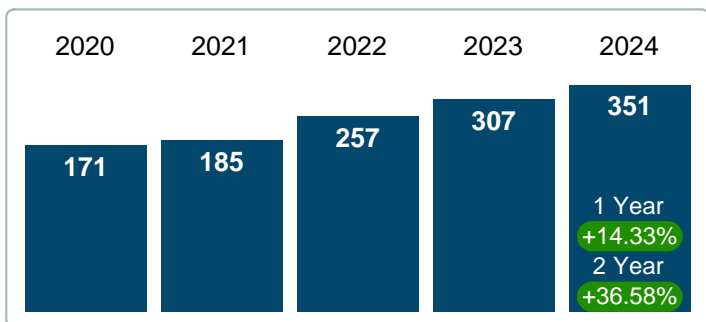
Area Delimited by County Of Wagoner - Residential Property Type



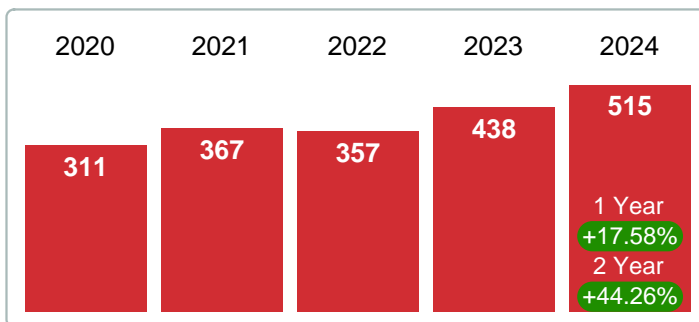
ACTIVE INVENTORY

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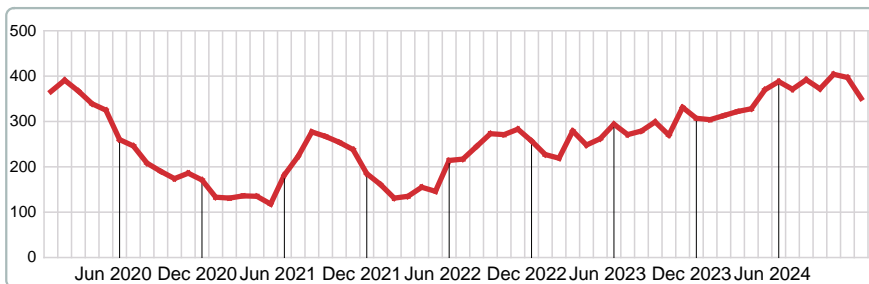
END OF DECEMBER



ACTIVE DURING DECEMBER

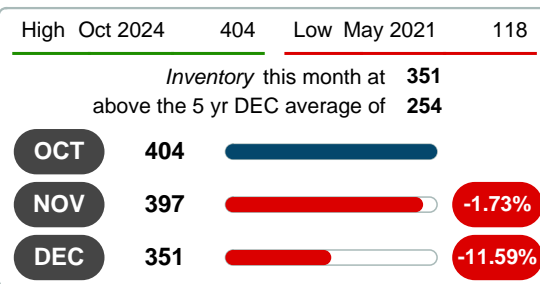


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 254



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	33	9.40%	67.0	8	22	3	0
\$200,001 - \$250,000	29	8.26%	41.0	4	18	7	0
\$250,001 - \$300,000	68	19.37%	69.0	2	41	24	1
\$300,001 - \$375,000	88	25.07%	64.0	1	52	34	1
\$375,001 - \$500,000	50	14.25%	83.5	2	22	24	2
\$500,001 - \$625,000	42	11.97%	57.5	2	16	19	5
\$625,001 and up	41	11.68%	116.0	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
Median Active Inventory Listing Price			\$339,990	\$224,450	\$313,000	\$375,000	\$649,000

December 2024



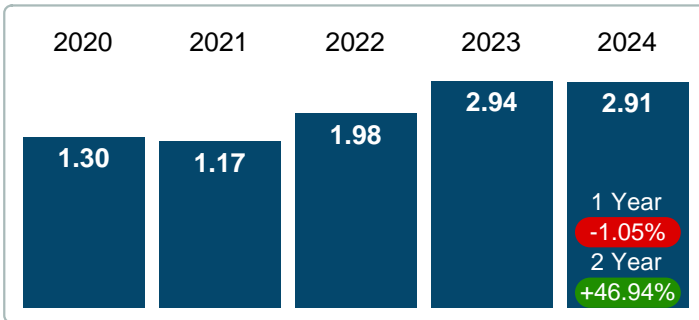
Area Delimited by County Of Wagoner - Residential Property Type



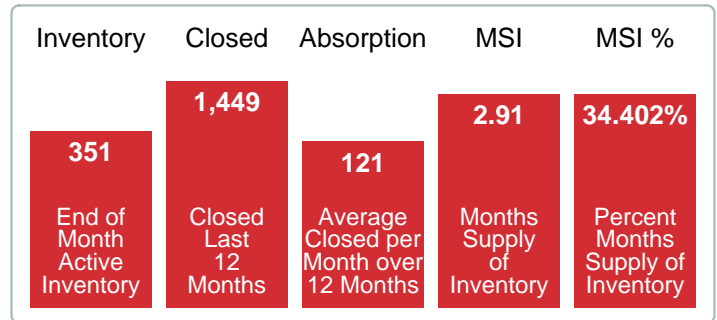
MONTHS SUPPLY of INVENTORY (MSI)

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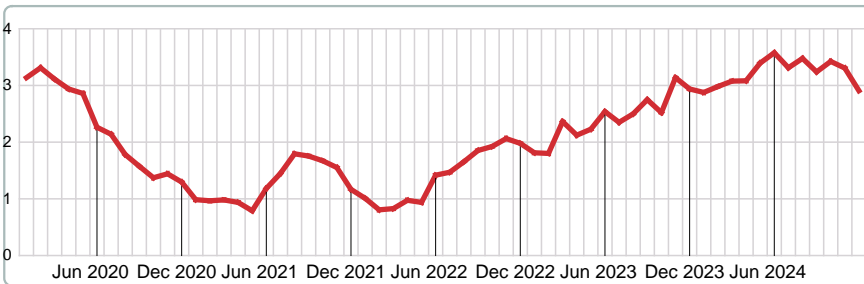
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2024

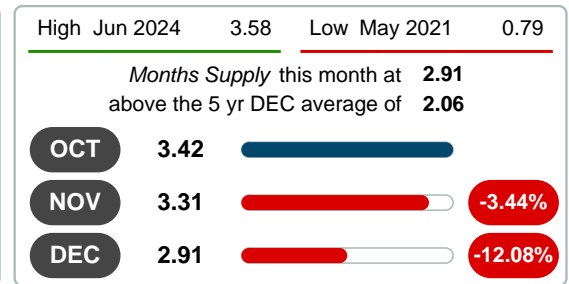


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 2.06



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

December 2024



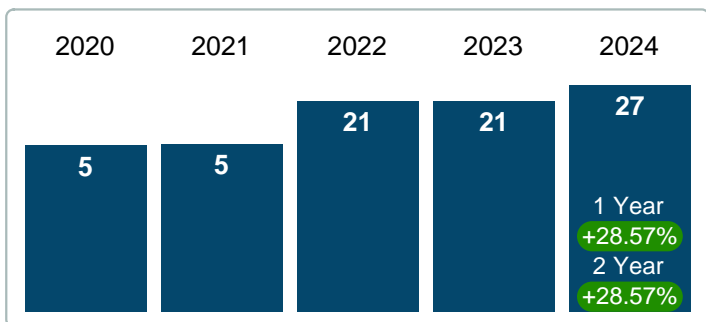
Area Delimited by County Of Wagoner - Residential Property Type



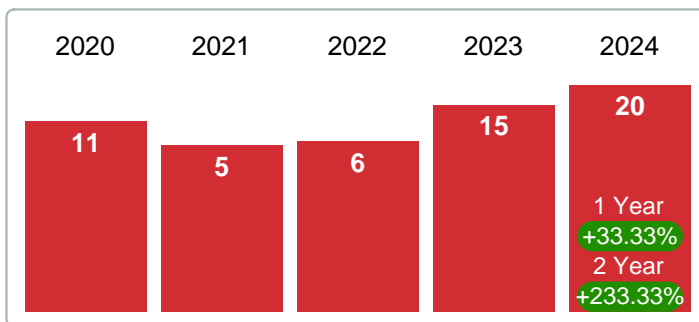
MEDIAN DAYS ON MARKET TO SALE

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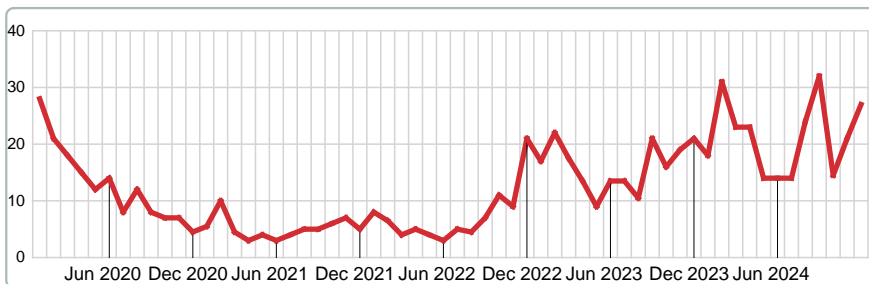
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

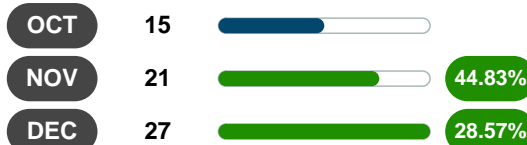


3 MONTHS

5 year DEC AVG = 16

High Sep 2024 32 Low Jun 2022 3

Median Days on Market to Sale this month at 27 above the 5 yr DEC average of 16



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	8.79%	13	9	31	0	0
\$175,001 - \$200,000	5.49%	16	0	13	45	0
\$200,001 - \$250,000	20.88%	26	0	26	35	0
\$250,001 - \$300,000	24.18%	30	0	27	38	0
\$300,001 - \$400,000	17.58%	27	0	21	44	0
\$400,001 - \$475,000	13.19%	28	0	27	27	63
\$475,001 and up	9.89%	90	0	164	79	20
Median Closed DOM		27	9	26	45	29
Total Closed Units	100%	27.0	4	59	25	3
Total Closed Volume		29,721,668	421.50K	17.56M	10.38M	1.35M

December 2024



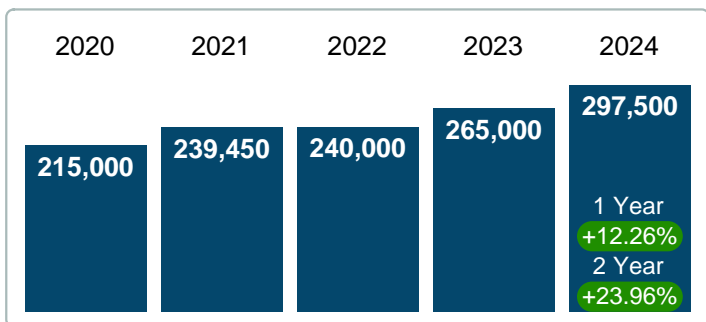
Area Delimited by County Of Wagoner - Residential Property Type



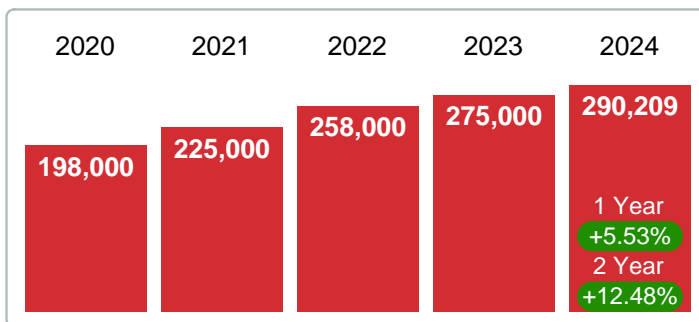
MEDIAN LIST PRICE AT CLOSING

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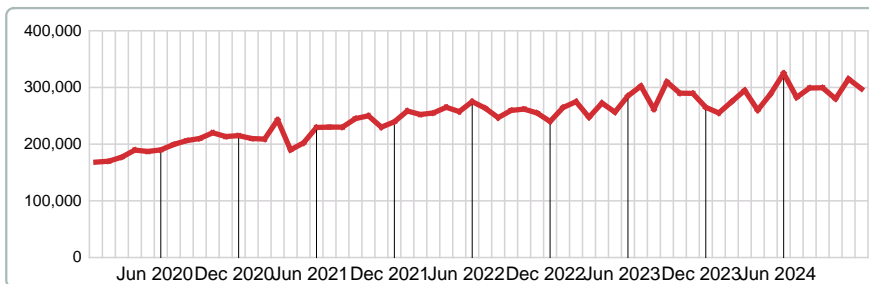
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

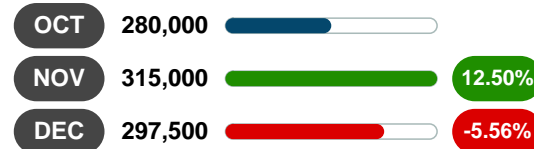


3 MONTHS

5 year DEC AVG = 251,390

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

Median List Price at Closing this month at **297,500**
above the 5 yr DEC average of **251,390**



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	8.79%	134,450	94,495	139,950	0	0
\$175,001 - \$200,000	5.49%	199,900	0	199,950	185,000	0
\$200,001 - \$250,000	20.88%	228,840	0	226,000	244,638	0
\$250,001 - \$300,000	21.98%	288,500	0	286,000	293,225	0
\$300,001 - \$400,000	20.88%	355,000	0	355,000	349,900	399,900
\$400,001 - \$475,000	9.89%	435,263	0	430,900	440,000	445,000
\$475,001 and up	12.09%	535,000		01,154,950	533,750	520,000
Median List Price		297,500	94,495	275,000	364,500	445,000
Total Closed Units	100%	297,500	4	59	25	3
Total Closed Volume		30,541,769	433.49K	18.06M	10.68M	1.36M

December 2024



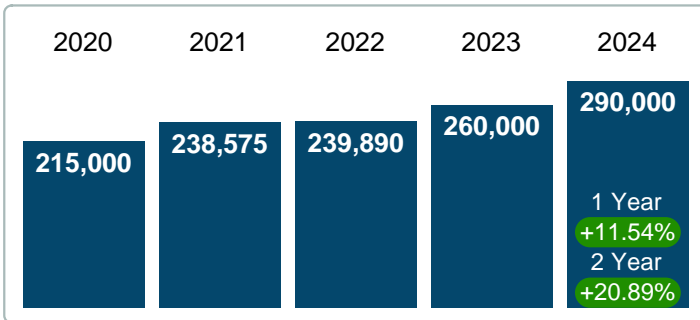
Area Delimited by County Of Wagoner - Residential Property Type



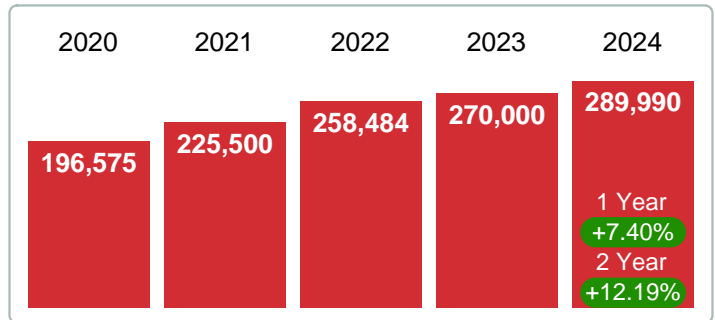
MEDIAN SOLD PRICE AT CLOSING

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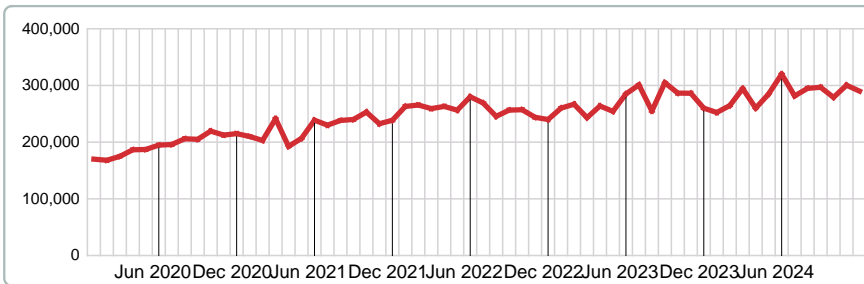
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

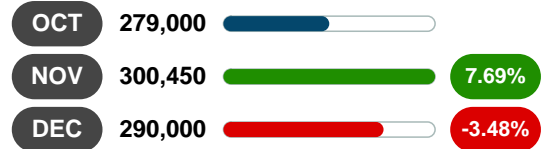


3 MONTHS

5 year DEC AVG = 248,693

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

Median Sold Price at Closing this month at **290,000** above the 5 yr DEC average of **248,693**



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	8.79%	132,000	96,000	137,500	0	0
\$175,001 - \$200,000	5.49%	199,900	0	199,950	190,000	0
\$200,001 - \$250,000	20.88%	228,005	0	226,000	244,963	0
\$250,001 - \$300,000	24.18%	285,500	0	285,500	282,000	0
\$300,001 - \$400,000	17.58%	350,318	0	353,000	340,000	0
\$400,001 - \$475,000	13.19%	431,700	0	430,900	440,000	417,700
\$475,001 and up	9.89%	600,000	0	985,380	557,500	519,000
Median Sold Price		290,000	96,000	274,900	351,111	432,500
Total Closed Units		91	4	59	25	3
Total Closed Volume		29,721,668	421.50K	17.56M	10.38M	1.35M

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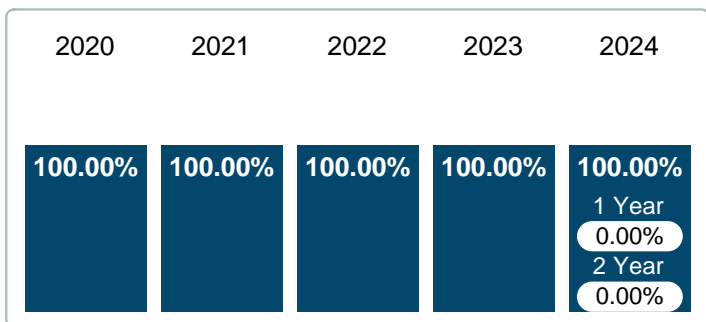
Area Delimited by County Of Wagoner - Residential Property Type



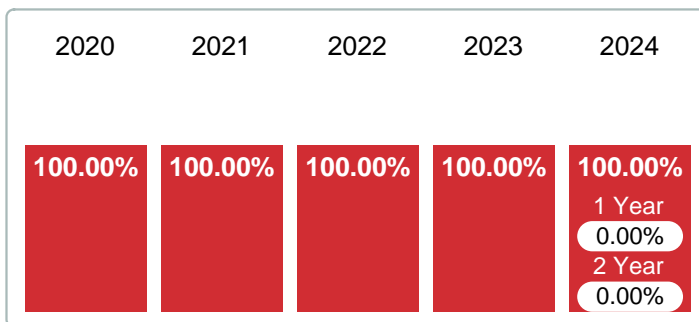
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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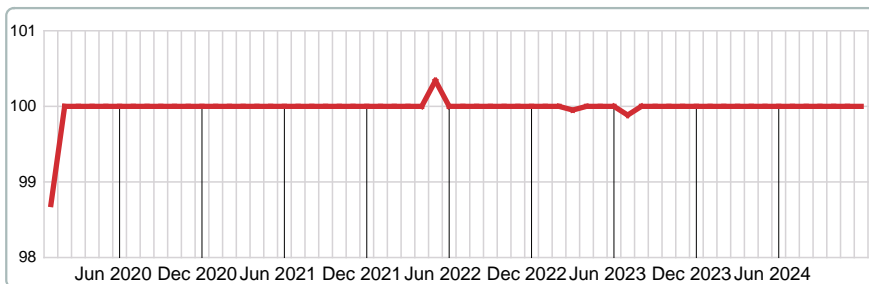
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

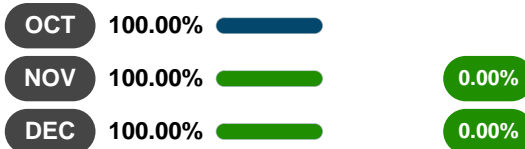


3 MONTHS

5 year DEC AVG = 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 DEC 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	8	8.79%	99.24%	99.00%	99.24%	0.00%	0.00%
\$175,001 - \$200,000	5	5.49%	100.00%	0.00%	100.00%	102.70%	0.00%
\$200,001 - \$250,000	19	20.88%	100.00%	0.00%	100.00%	100.13%	0.00%
\$250,001 - \$300,000	22	24.18%	98.48%	0.00%	98.48%	98.07%	0.00%
\$300,001 - \$400,000	16	17.58%	99.01%	0.00%	98.13%	99.89%	0.00%
\$400,001 - \$475,000	12	13.19%	100.00%	0.00%	100.00%	97.96%	98.97%
\$475,001 and up	9	9.89%	97.89%	0.00%	88.81%	96.73%	99.81%
Median Sold/List Ratio		100.00%		99.00%	100.00%	100.00%	99.81%
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



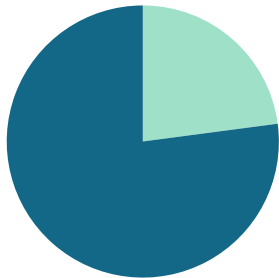
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

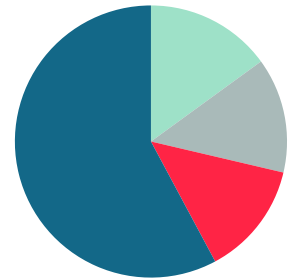


Inventory
 New Listings
118 = 22.91%
 Start Inventory
397
 Total Inventory Units
515
 Volume
\$203,356,244

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%
Median List Price	265,000	297,500	12.26%	275,000	290,209	5.53%
Median Sale Price	260,000	290,000	11.54%	270,000	289,990	7.40%
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	21.00	27.00	28.57%	15.00	20.00	33.33%
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

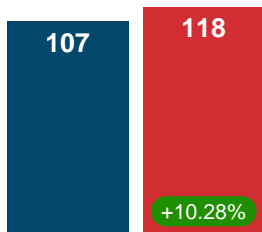
2023

2024

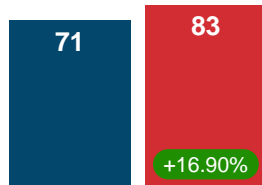
DECEMBER MARKET

MEDIAN PRICES

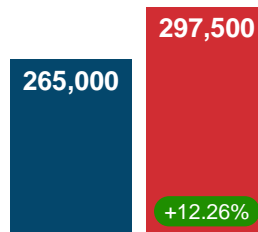
New Listings



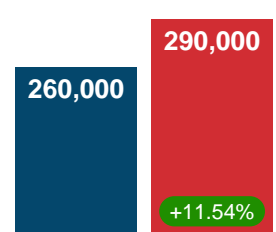
Pending Listings



List Price



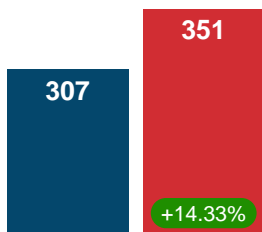
Sale Price



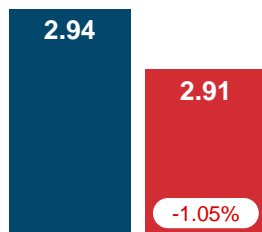
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

