

March 2025



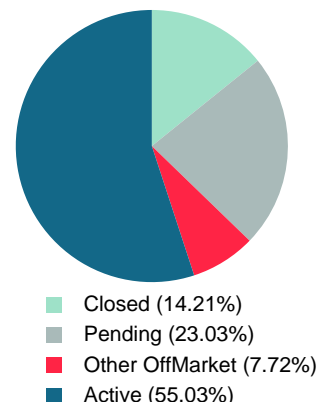
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Apr 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	March 2025	+/- %
Closed Listings	108	103	-4.63%
Pending Listings	133	167	25.56%
New Listings	173	202	16.76%
Average List Price	307,968	322,598	4.75%
Average Sale Price	304,560	316,335	3.87%
Average Percent of Selling Price to List Price	99.27%	98.32%	-0.96%
Average Days on Market to Sale	47.61	46.16	-3.06%
End of Month Inventory	322	399	23.91%
Months Supply of Inventory	3.08	3.31	7.56%



Absorption: Last 12 months, an Average of **121** Sales/Month
Active Inventory as of March 31, 2025 = **399**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2025 rose **23.91%** to 399 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 **3.31** 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 **3.87%** in March 2025 to \$316,335 versus the previous year at \$304,560.

Average Days on Market Shortens

The average number of **46.16** days that homes spent on the market before selling decreased by 1.46 days or **3.06%** in March 2025 compared to last year's same month at **47.61** DOM.

Sales Success for March 2025 is Positive

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

There were 202 New Listings in March 2025, up **16.76%** from last year at 173. Furthermore, there were 103 Closed Listings this month versus last year at 108, a **-4.63%** decrease.

Closed versus Listed trends yielded a **51.0%** ratio, down from previous year's, March 2024, at **62.4%**, a **18.32%** 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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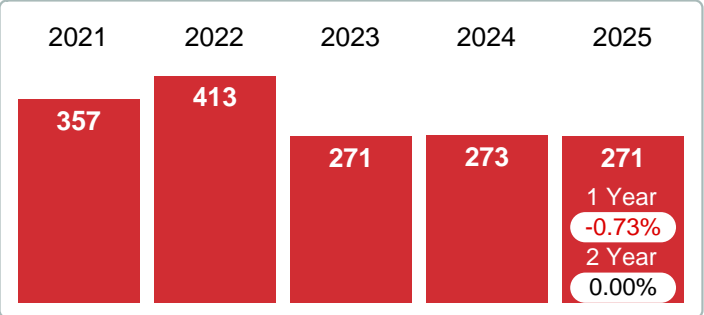
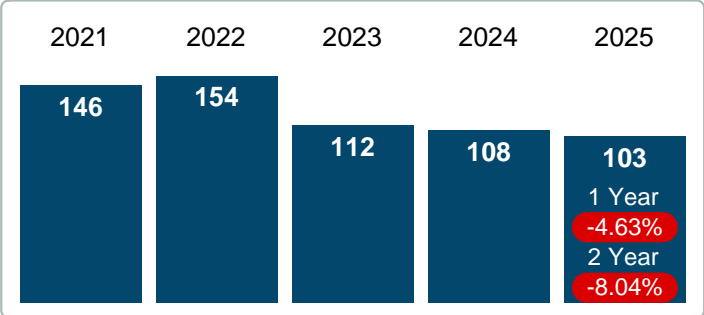


CLOSED LISTINGS

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MARCH

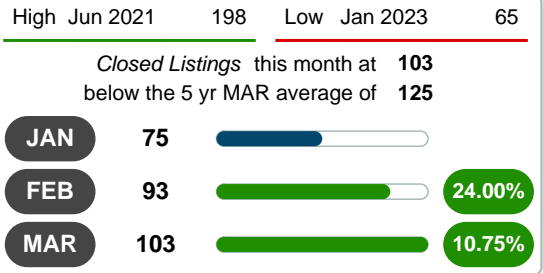
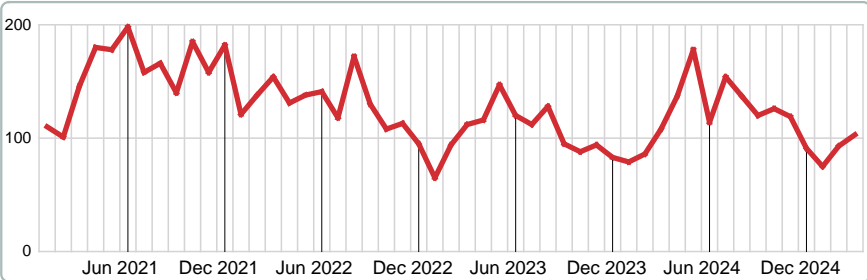
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR 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
\$150,000 and less	8			7.77%	24.6	4	3	1	0
\$150,001 - \$225,000	16			15.53%	29.9	2	13	1	0
\$225,001 - \$225,000	0			0.00%	0.0	0	0	0	0
\$225,001 - \$300,000	32			31.07%	36.6	1	22	9	0
\$300,001 - \$350,000	20			19.42%	58.7	0	9	9	2
\$350,001 - \$475,000	15			14.56%	50.5	0	7	7	1
\$475,001 and up	12			11.65%	81.6	0	4	6	2
Total Closed Units					103	7	58	33	5
Total Closed Volume					32,582,513	1.12M	16.29M	12.54M	2.64M
Average Closed Price					\$316,335	\$160,156	\$280,789	\$379,960	\$527,400

March 2025



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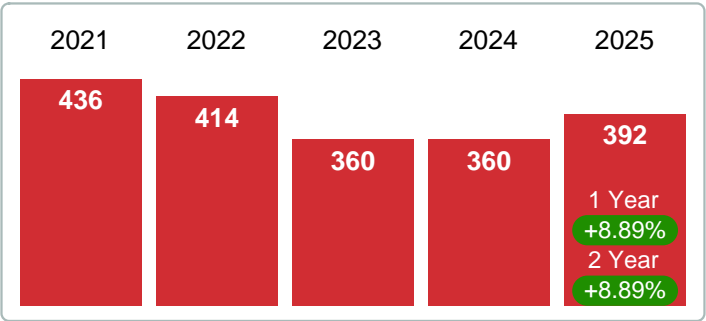
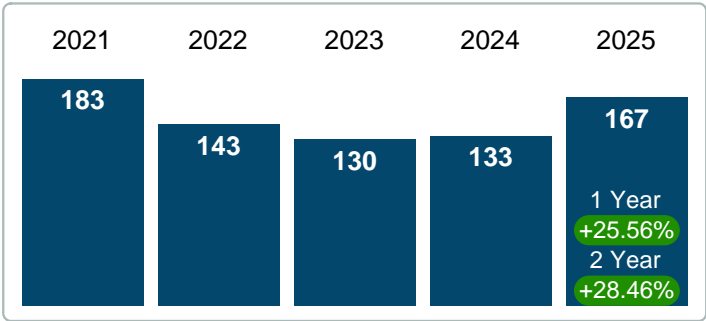


PENDING LISTINGS

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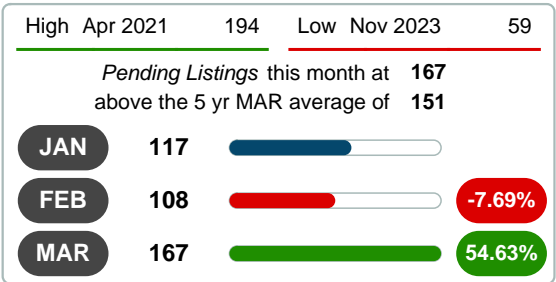
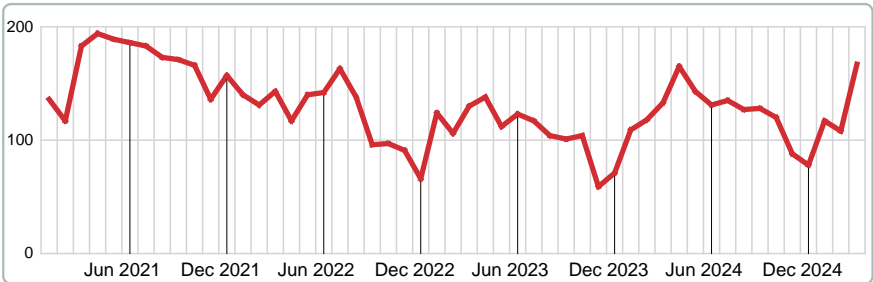
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 151



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	14		8.38%	28.6	4	8	2	0
\$125,001 - \$225,000	24		14.37%	50.5	2	18	4	0
\$225,001 - \$250,000	17		10.18%	47.9	1	12	4	0
\$250,001 - \$325,000	44		26.35%	52.5	0	32	12	0
\$325,001 - \$375,000	24		14.37%	68.3	1	12	11	0
\$375,001 - \$525,000	27		16.17%	59.6	0	14	12	1
\$525,001 and up	17		10.18%	69.4	0	1	12	4
Total Pending Units				167	8	97	57	5
Total Pending Volume				54,853,304	1.20M	27.25M	22.55M	3.85M
Average Listing Price				\$284,900	\$150,488	\$280,896	\$395,678	\$769,780

March 2025



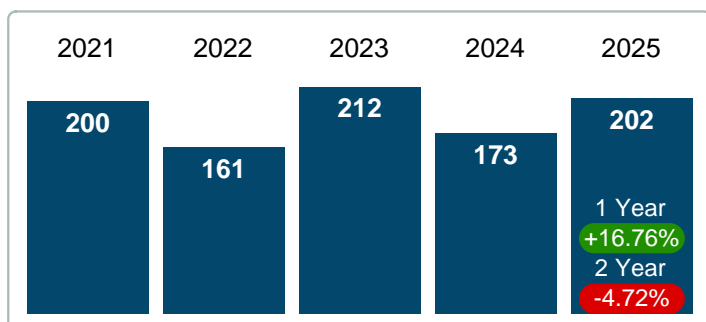
Area Delimited by County Of Wagoner - Residential Property Type



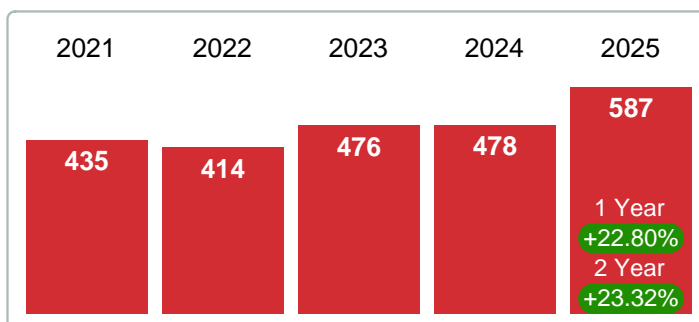
NEW LISTINGS

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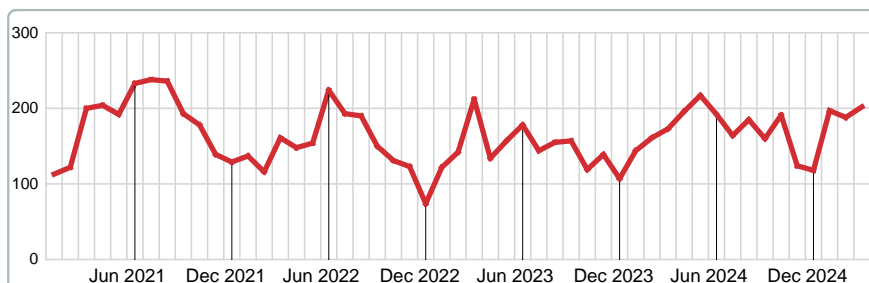
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 190

High Jul 2021 238 Low Dec 2022 74

New Listings this month at **202**
above the 5 yr MAR average of **190**

JAN	197	
FEB	188	-4.57%
MAR	202	7.45%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$140,000 and less	20	9.90%
\$140,001 - \$240,000	23	11.39%
\$240,001 - \$290,000	30	14.85%
\$290,001 - \$360,000	53	26.24%
\$360,001 - \$490,000	30	14.85%
\$490,001 - \$690,000	25	12.38%
\$690,001 and up	21	10.40%
Total New Listed Units	202	
Total New Listed Volume	81,068,881	100%
Average New Listed Listing Price	\$119,750	

1-2 Beds	3 Beds	4 Beds	5+ Beds
8	11	1	0
2	19	1	1
0	24	6	0
2	32	19	0
0	14	16	0
0	5	19	1
3	7	9	2
15	112	71	4
5.68M	39.11M	33.46M	2.81M
\$378,813	\$349,206	\$471,277	\$703,725

March 2025



Area Delimited by County Of Wagoner - Residential Property Type

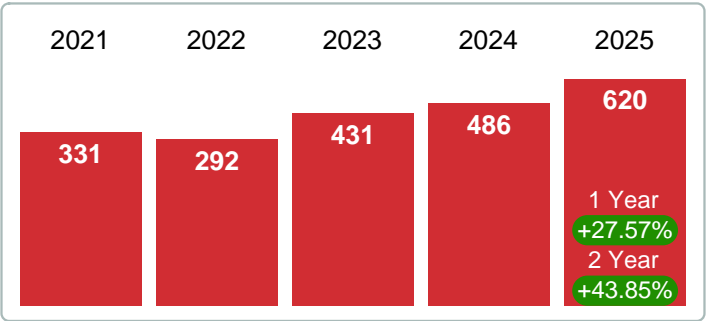
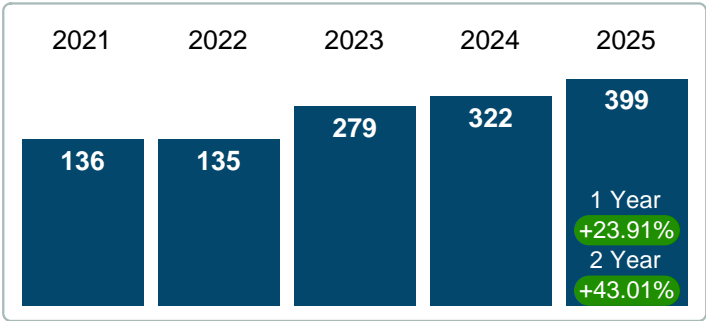


ACTIVE INVENTORY

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END OF MARCH

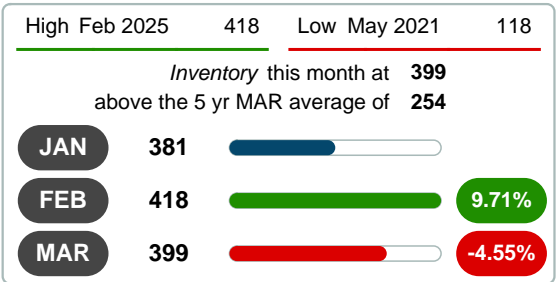
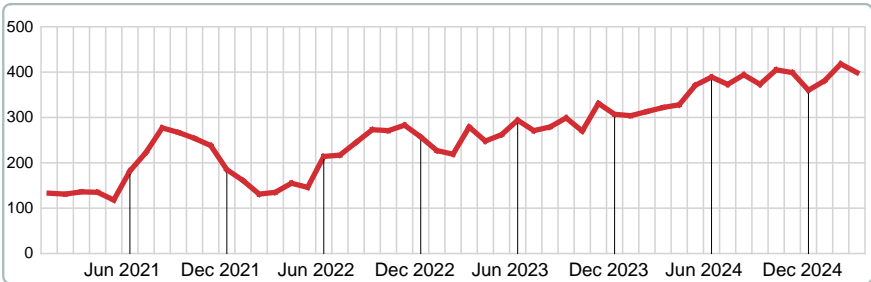
ACTIVE DURING MARCH



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR 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	31		7.77%	72.3	10	20	0	1
\$200,001 - \$275,000	47		11.78%	62.1	4	32	10	1
\$275,001 - \$300,000	50		12.53%	64.5	0	25	25	0
\$300,001 - \$400,000	116		29.07%	58.7	2	70	40	4
\$400,001 - \$525,000	62		15.54%	88.7	2	22	35	3
\$525,001 - \$675,000	47		11.78%	80.5	3	10	30	4
\$675,001 and up	46		11.53%	57.9	4	14	17	11
Total Active Inventory by Units				399	25	193	157	24
Total Active Inventory by Volume				178,192,593	10.27M	73.68M	72.78M	21.47M
Average Active Inventory Listing Price				\$446,598	\$410,940	\$381,737	\$463,557	\$894,391

March 2025



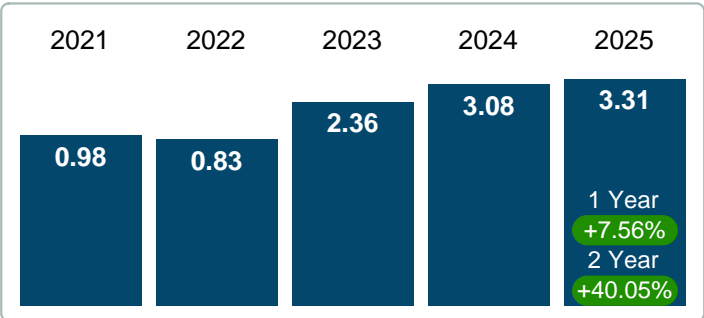
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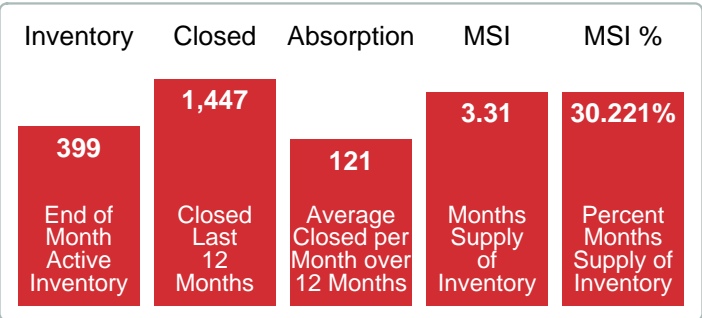
MONTHS SUPPLY of INVENTORY (MSI)

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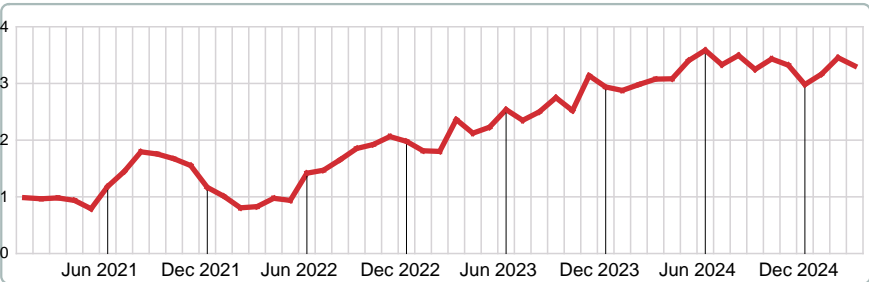
MSI FOR MARCH



INDICATORS FOR MARCH 2025

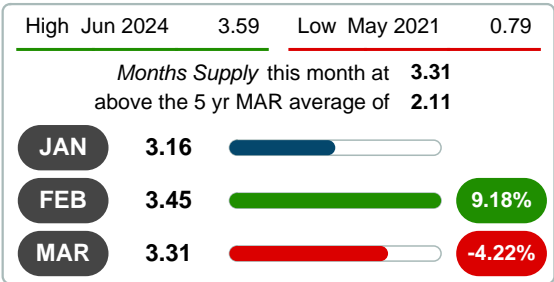


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 2.11



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	31	7.77%	1.60	2.22	1.61	0.00	4.00
\$200,001 - \$275,000	47	11.78%	1.30	5.33	1.09	1.69	4.00
\$275,001 - \$300,000	50	12.53%	4.44	0.00	3.06	9.09	0.00
\$300,001 - \$400,000	116	29.07%	3.99	8.00	4.22	3.48	5.33
\$400,001 - \$525,000	62	15.54%	4.28	12.00	3.67	5.06	2.12
\$525,001 - \$675,000	47	11.78%	7.52	0.00	7.06	8.00	3.69
\$675,001 and up	46	11.53%	11.50	0.00	18.67	6.80	14.67
Market Supply of Inventory (MSI)			3.31	4.23	2.59	4.42	5.24
Total Active Inventory by Units		100%	399	25	193	157	24

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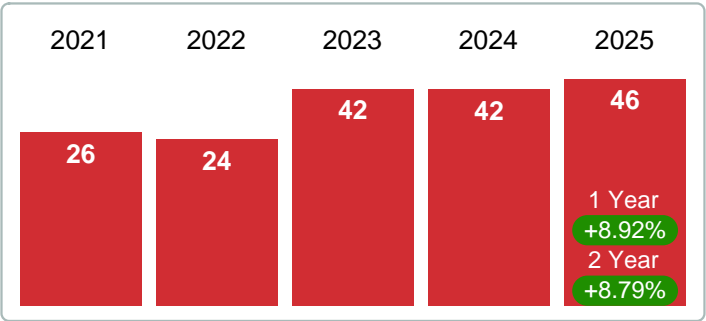
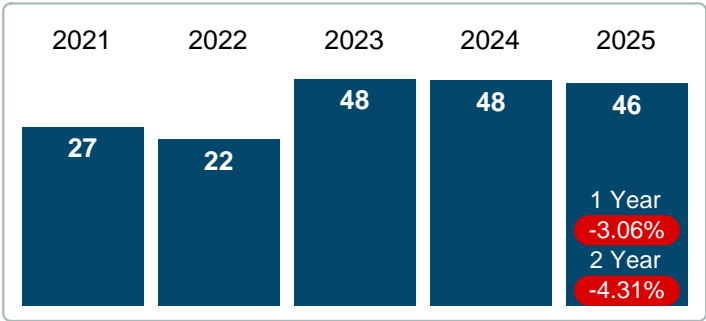


AVERAGE DAYS ON MARKET TO SALE

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MARCH

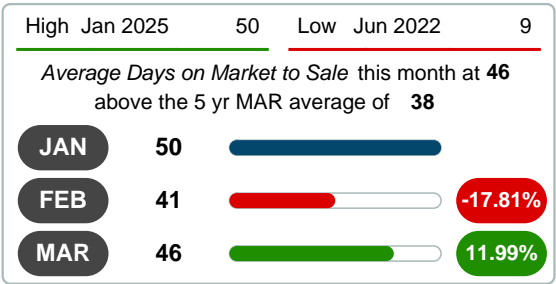
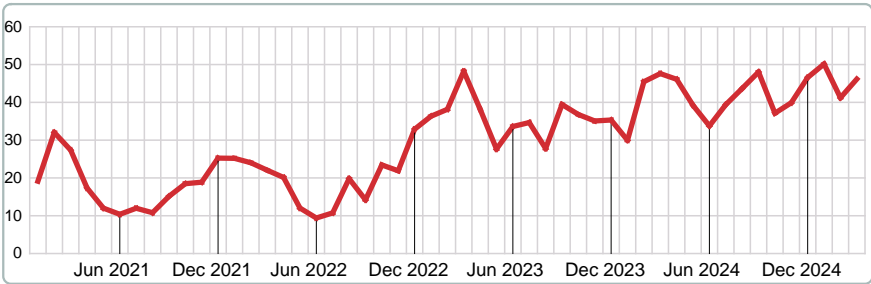
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 38



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
\$150,000 and less	8			7.77%	25	45	5	1	0
\$150,001 - \$225,000	16			15.53%	30	30	23	120	0
\$225,001 - \$225,000	0			0.00%	0	0	0	0	0
\$225,001 - \$300,000	32			31.07%	37	5	30	55	0
\$300,001 - \$350,000	20			19.42%	59	0	47	63	90
\$350,001 - \$475,000	15			14.56%	50	0	57	48	23
\$475,001 and up	12			11.65%	82	0	89	76	85
Average Closed DOM		46				35	37	60	74
Total Closed Units		103		100%	46	7	58	33	5
Total Closed Volume		32,582,513				1.12M	16.29M	12.54M	2.64M

March 2025



Area Delimited by County Of Wagoner - Residential Property Type

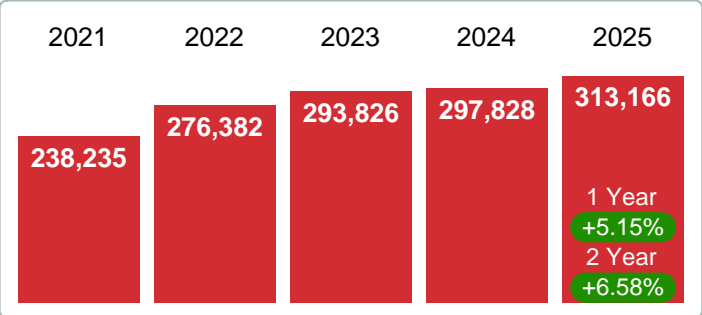
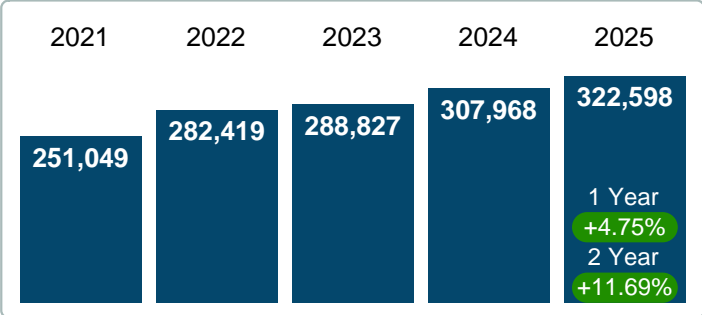


AVERAGE LIST PRICE AT CLOSING

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MARCH

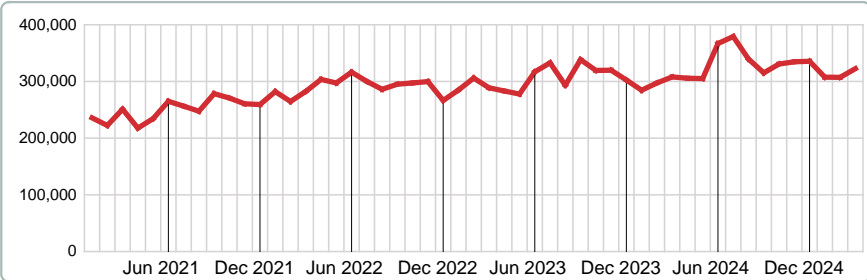
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 290,572



High Jul 2024 379,168 Low Apr 2021 217,758

Average List Price at Closing this month at **322,598**
above the 5 yr MAR average of **290,572**

JAN

307,544

FEB

307,254

-0.09%

MAR

322,598

4.99%

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
\$150,000 and less	7	6.80%	102,057	101,850	122,333	115,000	0
\$150,001 \$225,000	17	16.50%	197,206	220,000	194,262	219,000	0
\$225,001 \$225,000	0	0.00%	0	0	0	0	0
\$225,001 \$300,000	31	30.10%	260,607	289,000	256,592	278,644	0
\$300,001 \$350,000	19	18.45%	335,334	0	330,956	340,872	334,950
\$350,001 \$475,000	15	14.56%	403,879	0	411,929	420,684	500,000
\$475,001 and up	14	13.59%	618,021	0	539,850	650,483	802,500
Average List Price	322,598			162,343	285,499	386,586	554,980
Total Closed Units	103			7	58	33	5
Total Closed Volume	33,227,558			1.14M	16.56M	12.76M	2.77M

March 2025



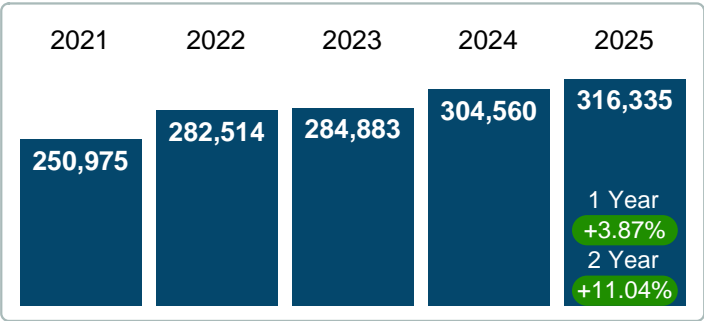
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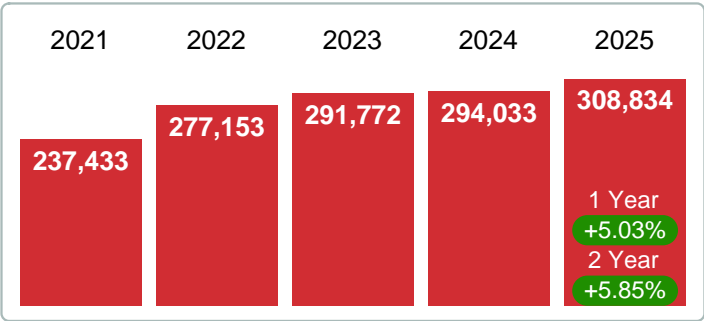
AVERAGE SOLD PRICE AT CLOSING

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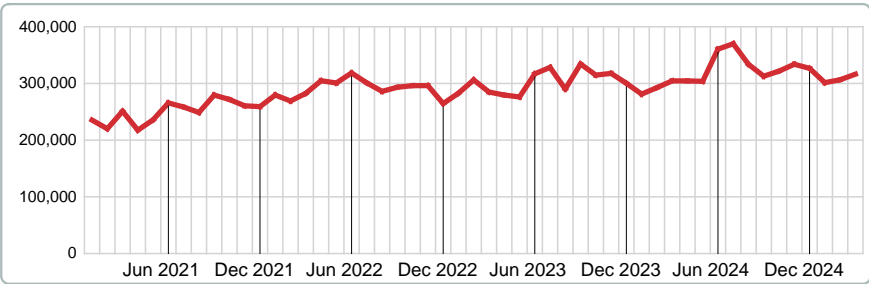
MARCH



YEAR TO DATE (YTD)

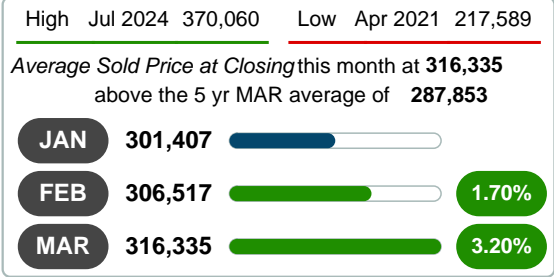


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 287,853



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
\$150,000 and less	8			7.77%	107,011	100,523	113,000	115,000	0
\$150,001 - \$225,000	16			15.53%	194,556	215,000	189,838	215,000	0
\$225,001 - \$225,000	0			0.00%	0	0	0	0	0
\$225,001 - \$300,000	32			31.07%	259,907	289,000	252,091	275,778	0
\$300,001 - \$350,000	20			19.42%	327,297	0	323,177	332,483	322,500
\$350,001 - \$475,000	15			14.56%	417,056	0	415,333	411,357	469,000
\$475,001 and up	12			11.65%	624,561	0	529,225	642,473	761,500
Average Sold Price					316,335	160,156	280,789	379,960	527,400
Total Closed Units				100%	316,335	7	58	33	5
Total Closed Volume					32,582,513	1.12M	16.29M	12.54M	2.64M

March 2025



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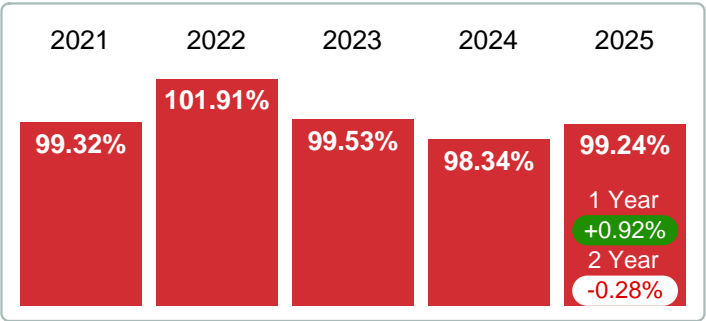
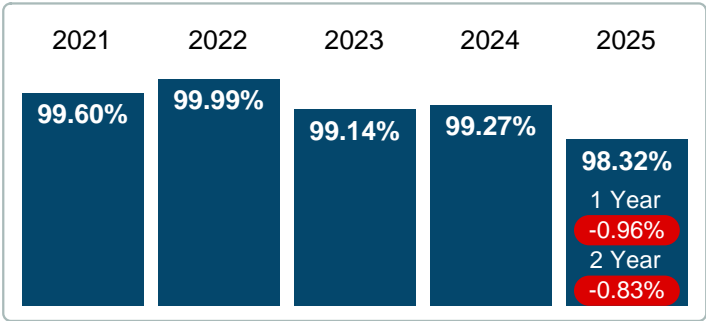


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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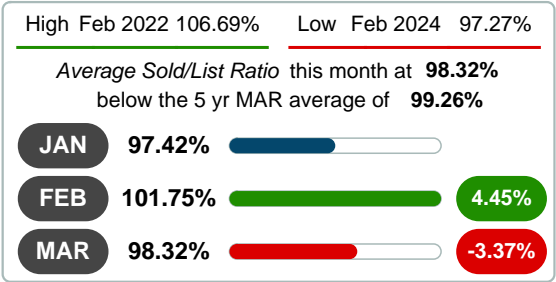
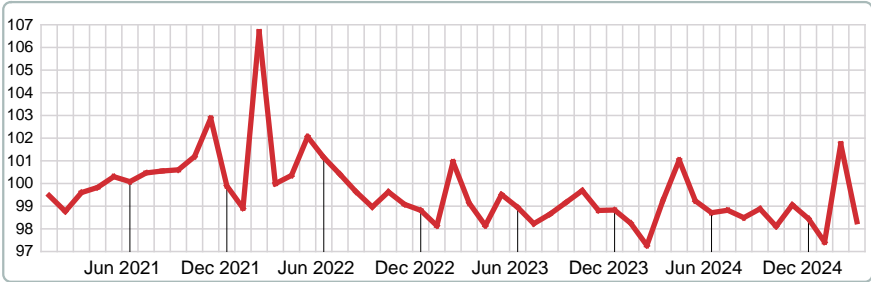
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 99.26%



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
\$150,000 and less	8	<div><div></div></div>	7.77%	97.96%	100.05%	94.48%	100.00%	0.00%
\$150,001 - \$225,000	16	<div><div></div></div>	15.53%	97.99%	97.78%	98.01%	98.17%	0.00%
\$225,001 - \$225,000	0	<div><div></div></div>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$225,001 - \$300,000	32	<div><div></div></div>	31.07%	98.77%	100.00%	98.63%	98.98%	0.00%
\$300,001 - \$350,000	20	<div><div></div></div>	19.42%	97.51%	0.00%	97.76%	97.53%	96.30%
\$350,001 - \$475,000	15	<div><div></div></div>	14.56%	98.92%	0.00%	100.80%	97.77%	93.80%
\$475,001 and up	12	<div><div></div></div>	11.65%	98.37%	0.00%	98.00%	99.47%	95.80%
Average Sold/List Ratio		98.30%	100%	98.30%	99.39%	98.36%	98.42%	95.60%
Total Closed Units		103			7	58	33	5
Total Closed Volume		32,582,513			1.12M	16.29M	12.54M	2.64M

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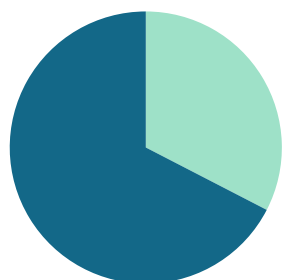
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Apr 11, 2025 for MLS Technology Inc.

INVENTORY



Inventory

New Listings
202 = 32.58%

Start Inventory
418

Total Inventory
Units
620

Volume
\$254,223,704

Market Activity

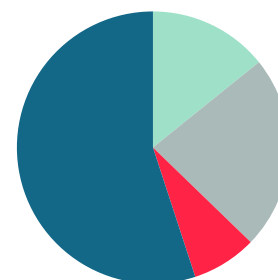
Closed Sales
103 = 14.21%

Pending Sales
167 = 23.03%

Other Off Market
56 = 7.72%

Active Inventory
399 = 55.03%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	108	103	-4.63%	273	271	-0.73%
Pending Sales	133	167	25.56%	360	392	8.89%
New Listings	173	202	16.76%	478	587	22.80%
Average List Price	307,968	322,598	4.75%	297,828	313,166	5.15%
Average Sale Price	304,560	316,335	3.87%	294,033	308,834	5.03%
Average Percent of Selling Price to List Price	99.27%	98.32%	-0.96%	98.34%	99.24%	0.92%
Average Days on Market to Sale	47.61	46.16	-3.06%	41.83	45.56	8.92%
Monthly Inventory	322	399	23.91%	322	399	23.91%
Months Supply of Inventory	3.08	3.31	7.56%	3.08	3.31	7.56%

Absorption: Last 12 months, an Average of 121 Sales/Month**Inventory** on March 31, 2025 = 399

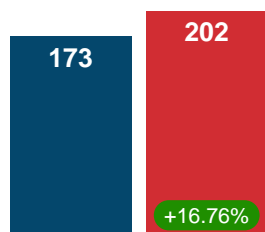
2024

2025

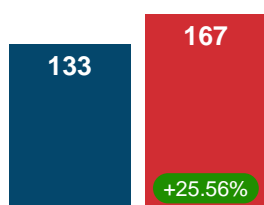
MARCH MARKET

AVERAGE PRICES

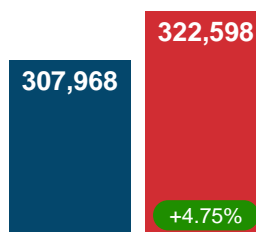
New Listings



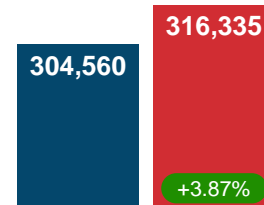
Pending Listings



List Price



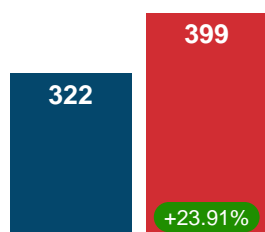
Sale Price



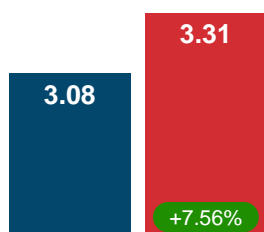
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

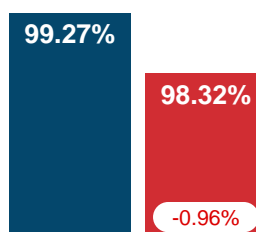
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

