

March 2025



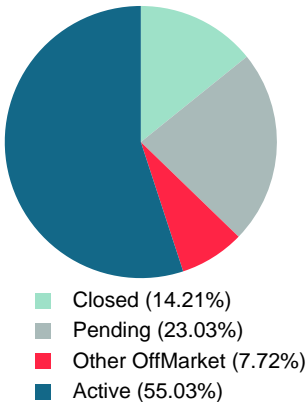
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	294,887	294,500	-0.13%
Median Sale Price	294,399	290,000	-1.49%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	23.00	26.00	13.04%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **1.49%** in March 2025 to \$290,000 versus the previous year at \$294,399.

Median Days on Market Lengthens

The median number of **26.00** days that homes spent on the market before selling increased by 3.00 days or **13.04%** in March 2025 compared to last year's same month at **23.00** DOM.

Sales Success for March 2025 is Positive

Overall, with Median Prices falling and Days on Market increasing, 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 Monthly 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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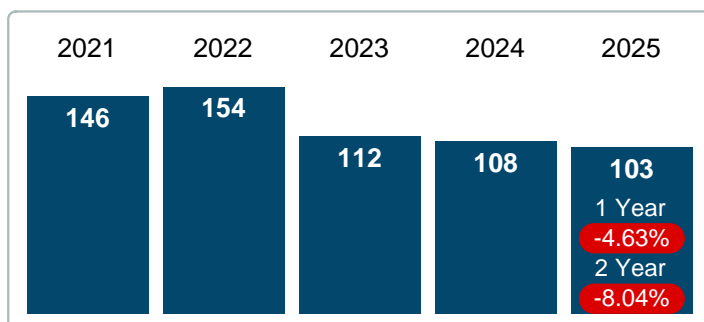
Area Delimited by County Of Wagoner - Residential Property Type



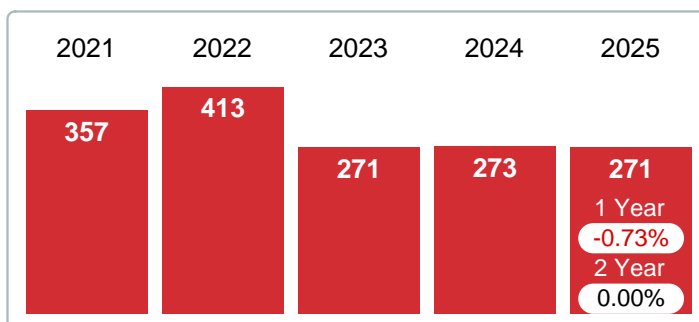
CLOSED LISTINGS

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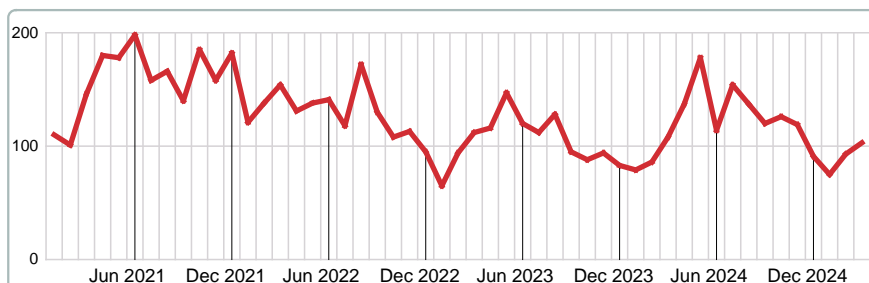
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

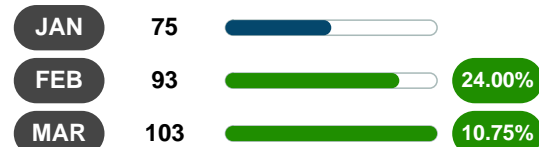


3 MONTHS

5 year MAR AVG = 125

High Jun 2021 198 Low Jan 2023 65

Closed Listings this month at **103**
below the 5 yr MAR average of **125**



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	8	7.77%	7.0	4	3	1	0
\$150,001 - \$225,000	16	15.53%	14.5	2	13	1	0
\$225,001 - \$225,000	0	0.00%	14.5	0	0	0	0
\$225,001 - \$300,000	32	31.07%	23.5	1	22	9	0
\$300,001 - \$350,000	20	19.42%	32.5	0	9	9	2
\$350,001 - \$475,000	15	14.56%	38.0	0	7	7	1
\$475,001 and up	12	11.65%	71.0	0	4	6	2
Total Closed Units		103		7	58	33	5
Total Closed Volume		32,582,513	100%	1.12M	16.29M	12.54M	2.64M
Median Closed Price		\$290,000		\$138,690	\$251,173	\$345,000	\$469,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

March 2025



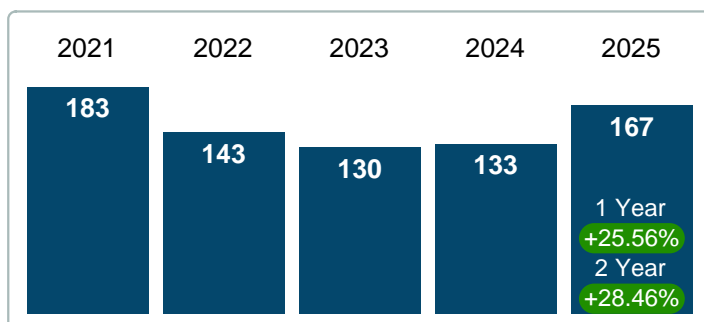
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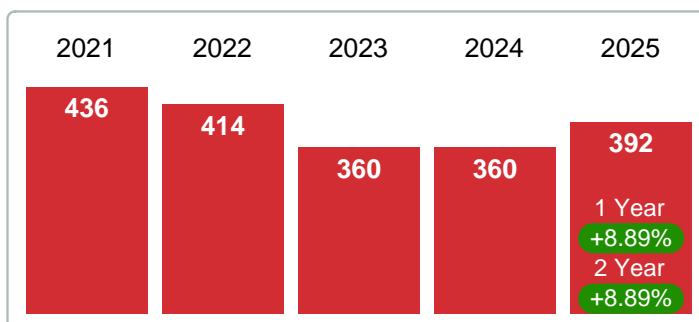
PENDING LISTINGS

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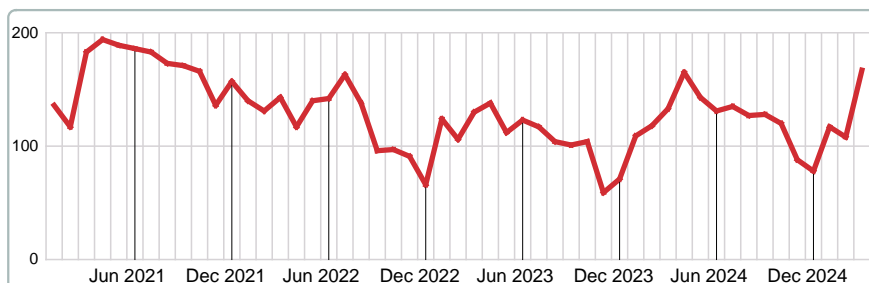
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 151

High Apr 2021 194 Low Nov 2023 59

Pending Listings this month at **167**
above the 5 yr MAR average of **151**

JAN	117	
FEB	108	-7.69%
MAR	167	54.63%

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	14	8.38%	7.0	4	8	2	0
\$125,001 - \$225,000	24	14.37%	13.0	2	18	4	0
\$225,001 - \$250,000	17	10.18%	36.0	1	12	4	0
\$250,001 - \$325,000	44	26.35%	33.5	0	32	12	0
\$325,001 - \$375,000	24	14.37%	40.5	1	12	11	0
\$375,001 - \$525,000	27	16.17%	38.0	0	14	12	1
\$525,001 and up	17	10.18%	29.0	0	1	12	4
Total Pending Units	167			8	97	57	5
Total Pending Volume	54,853,304	100%	31.0	1.20M	27.25M	22.55M	3.85M
Median Listing Price	\$300,000			\$126,950	\$283,200	\$348,999	\$699,000

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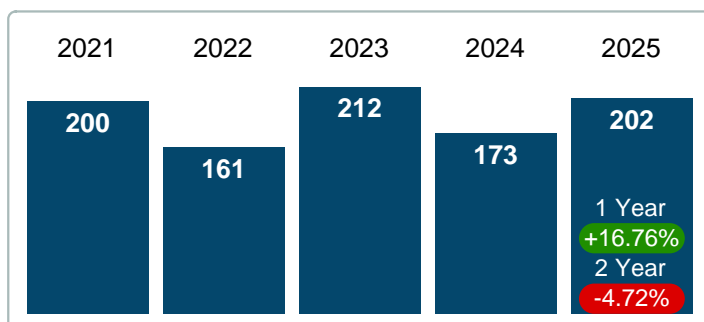
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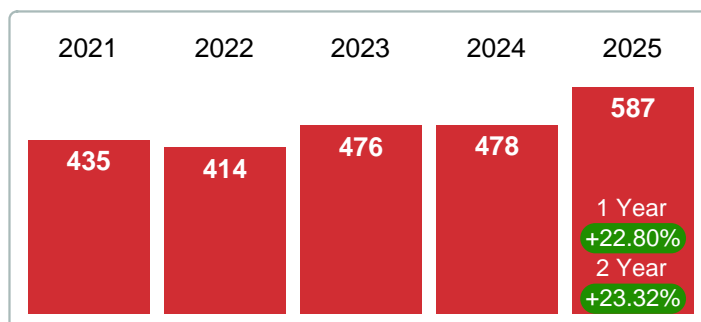
NEW LISTINGS

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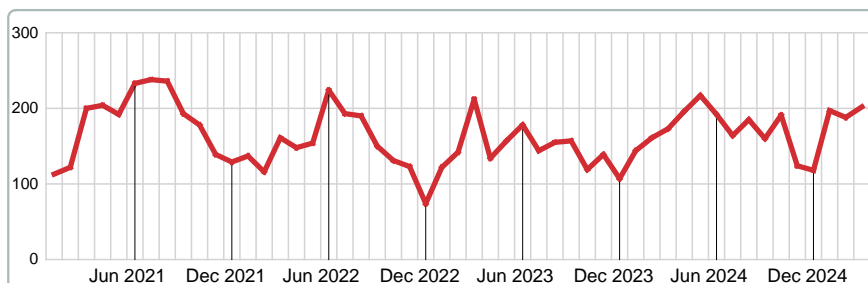
MARCH



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		%
\$125,000 and less	16	7.92%
\$125,001 - \$225,000	20	9.90%
\$225,001 - \$275,000	25	12.38%
\$275,001 - \$350,000	62	30.69%
\$350,001 - \$475,000	31	15.35%
\$475,001 - \$675,000	26	12.87%
\$675,001 and up	22	10.89%
Total New Listed Units	202	
Total New Listed Volume	81,068,881	100%
Median New Listed Listing Price	\$322,203	

1-2 Beds	3 Beds	4 Beds	5+ Beds
5	10	1	0
4	14	1	1
1	21	3	0
2	38	22	0
0	16	15	0
0	6	20	0
3	7	9	3
15	112	71	4
5.68M	39.11M	33.46M	2.81M
\$135,000	\$302,500	\$450,000	\$707,450

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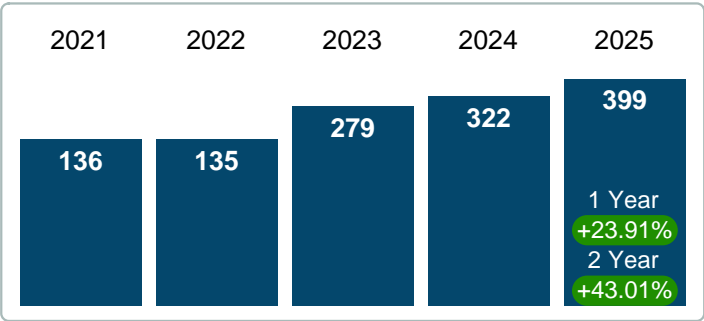
Area Delimited by County Of Wagoner - Residential Property Type



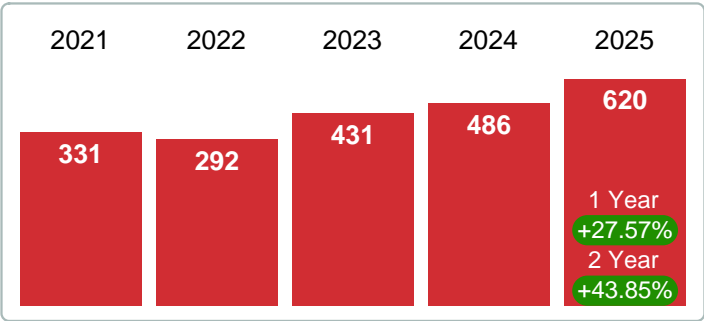
ACTIVE INVENTORY

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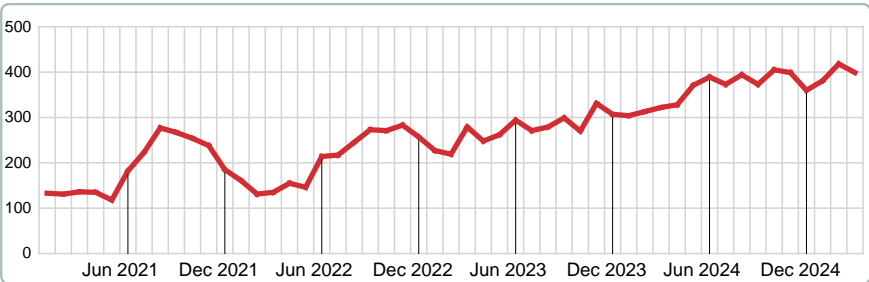
END OF MARCH



ACTIVE DURING MARCH

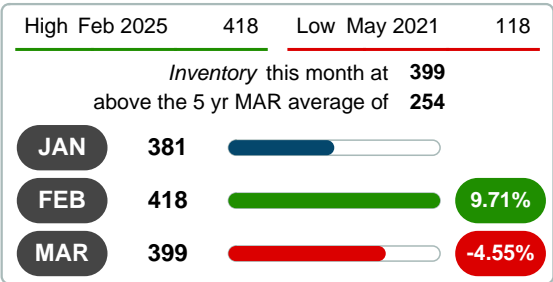


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 254



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	31		7.77%	45.0	10	20	0	1
\$200,001 - \$275,000	47		11.78%	45.0	4	32	10	1
\$275,001 - \$300,000	50		12.53%	47.5	0	25	25	0
\$300,001 - \$400,000	116		29.07%	41.0	2	70	40	4
\$400,001 - \$525,000	62		15.54%	70.5	2	22	35	3
\$525,001 - \$675,000	47		11.78%	54.0	3	10	30	4
\$675,001 and up	46		11.53%	31.0	4	14	17	11
Total Active Inventory by Units					25	193	157	24
Total Active Inventory by Volume					10.27M	73.68M	72.78M	21.47M
Median Active Inventory Listing Price					\$232,000	\$319,990	\$414,757	\$648,500

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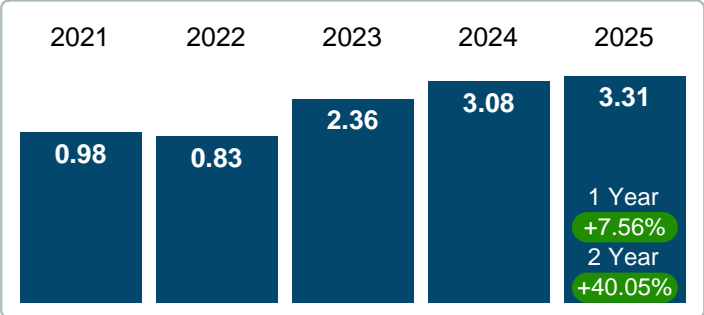
Area Delimited by County Of Wagoner - Residential Property Type



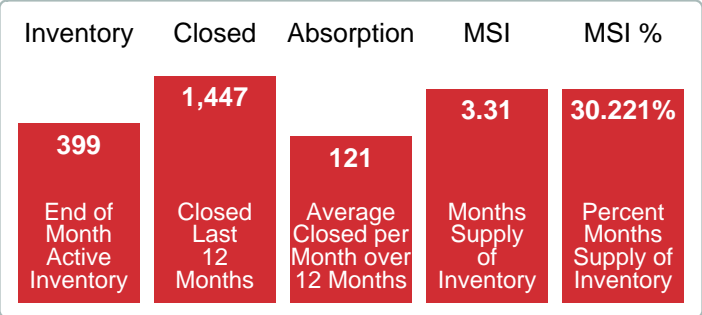
MONTHS SUPPLY of INVENTORY (MSI)

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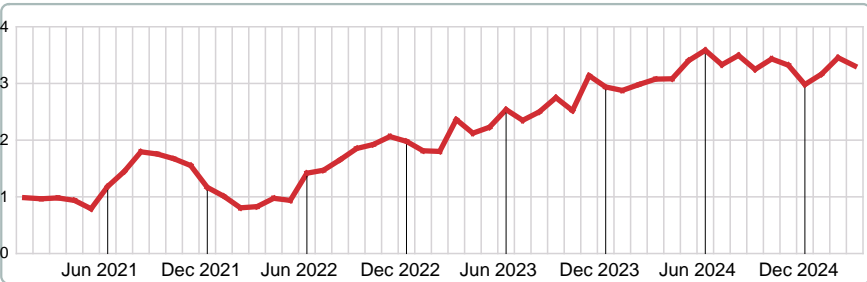
MSI FOR MARCH



INDICATORS FOR MARCH 2025

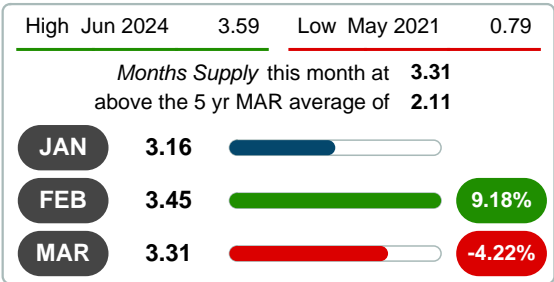


5 YEAR MARKET ACTIVITY TRENDS



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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Area Delimited by County Of Wagoner - Residential Property Type

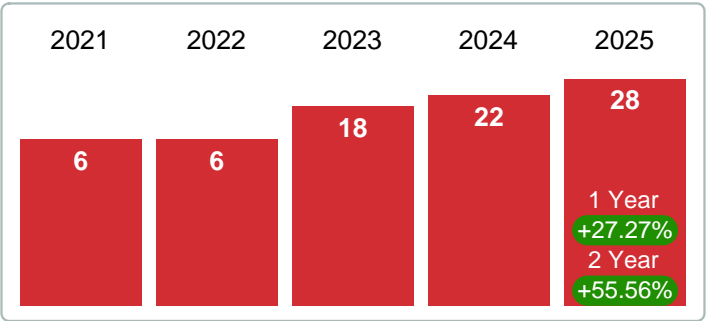
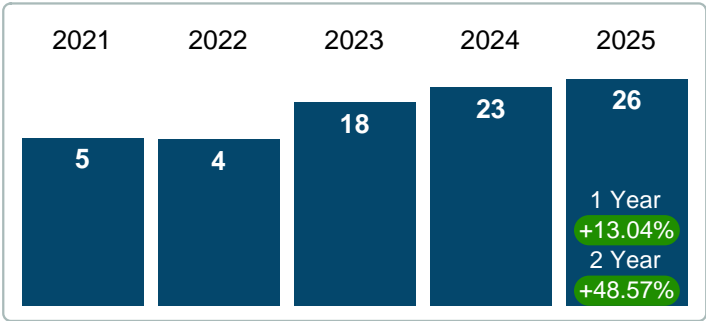


MEDIAN DAYS ON MARKET TO SALE

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MARCH

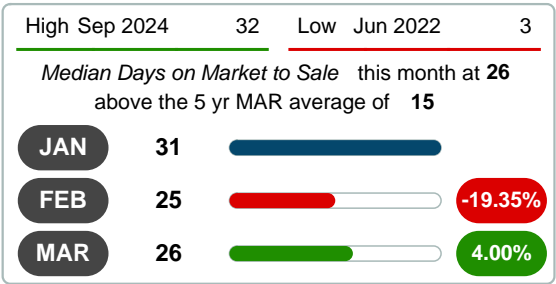
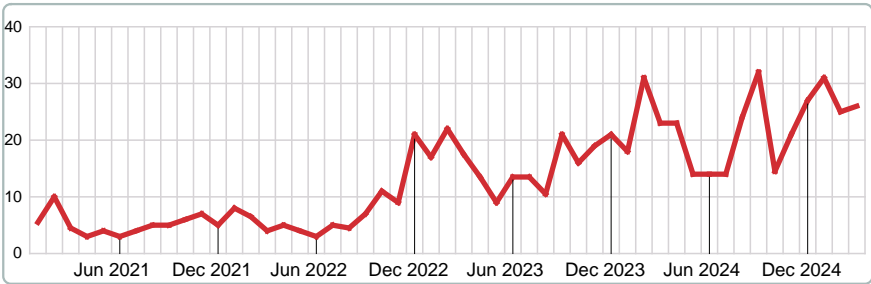
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 15



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
\$150,000 and less	8			7.77%	7	24	1	1	0
\$150,001 - \$225,000	16			15.53%	15	30	10	120	0
\$225,001 - \$225,000	0			0.00%	15	0	0	0	0
\$225,001 - \$300,000	32			31.07%	24	5	21	32	0
\$300,001 - \$350,000	20			19.42%	33	0	14	54	90
\$350,001 - \$475,000	15			14.56%	38	0	11	38	23
\$475,001 and up	12			11.65%	71	0	77	71	85
Median Closed DOM		26				16	14	52	26
Total Closed Units		103		100%	26.0	7	58	33	5
Total Closed Volume		32,582,513				1.12M	16.29M	12.54M	2.64M

March 2025



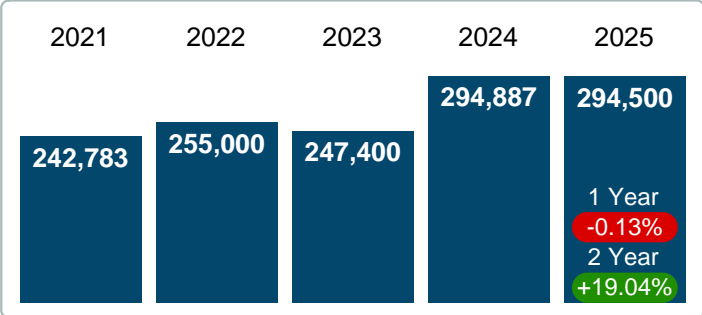
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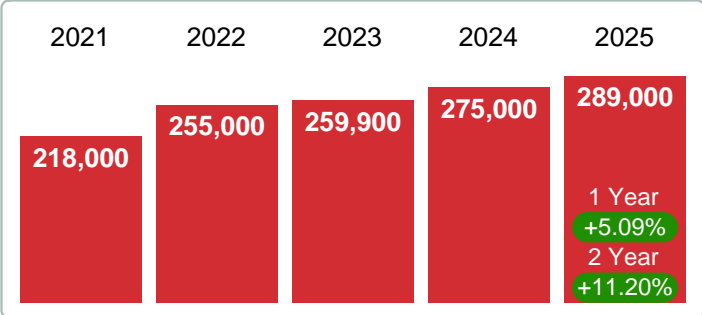
MEDIAN LIST PRICE AT CLOSING

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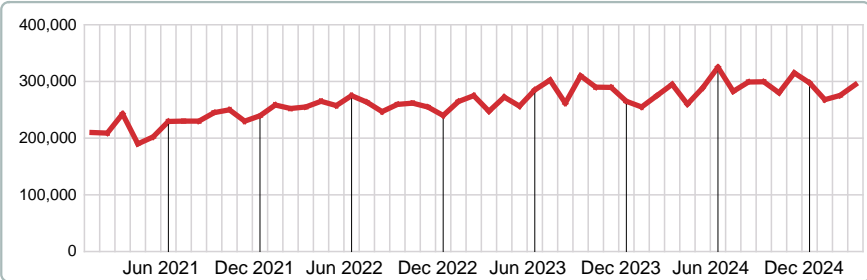
MARCH



YEAR TO DATE (YTD)

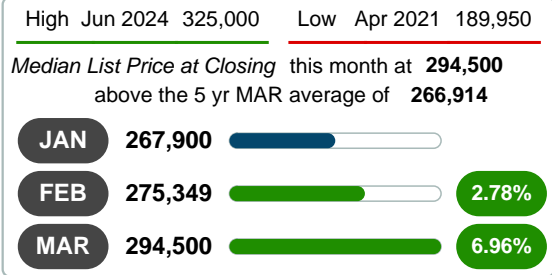


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 266,914



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
\$150,000 and less	7			6.80%	115,000	103,700	96,000	115,000	0
\$150,001 - \$225,000	17			16.50%	199,000	220,000	192,500	219,000	0
\$225,001 - \$225,000	0			0.00%	199,000	0	0	0	0
\$225,001 - \$300,000	31			30.10%	254,000	289,000	246,423	277,250	0
\$300,001 - \$350,000	19			18.45%	339,000	0	342,000	335,611	334,950
\$350,001 - \$475,000	15			14.56%	414,900	0	404,350	414,900	0
\$475,001 and up	14			13.59%	525,000	0	517,450	515,000	555,000
Median List Price					294,500	150,000	251,950	349,000	500,000
Total Closed Units				100%	294,500	7	58	33	5
Total Closed Volume					33,227,558	1.14M	16.56M	12.76M	2.77M

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Area Delimited by County Of Wagoner - Residential Property Type

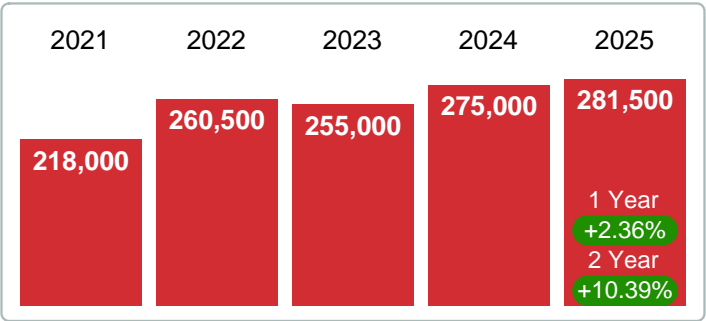
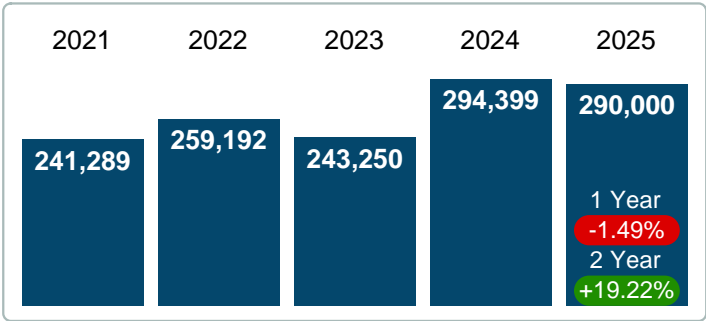


MEDIAN SOLD PRICE AT CLOSING

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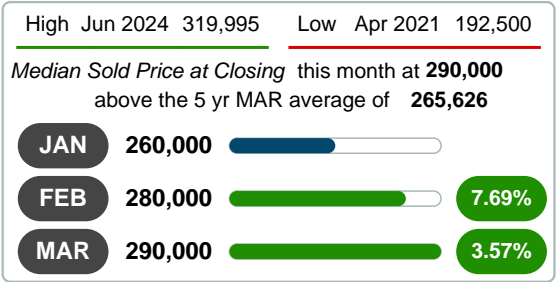
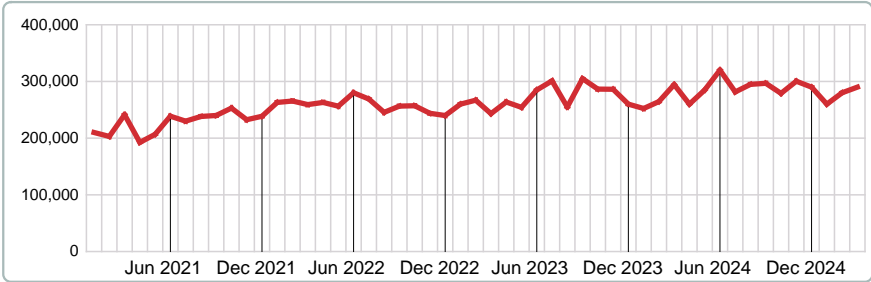
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 265,626



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
\$150,000 and less	8	7.77%	122,000	106,700	129,000	115,000	0
\$150,001 - \$225,000	16	15.53%	192,750	215,000	190,000	215,000	0
\$225,001 - \$225,000	0	0.00%	192,750	0	0	0	0
\$225,001 - \$300,000	32	31.07%	259,500	289,000	244,750	278,000	0
\$300,001 - \$350,000	20	19.42%	325,000	0	320,000	329,940	322,500
\$350,001 - \$475,000	15	14.56%	425,000	0	438,634	410,000	469,000
\$475,001 and up	12	11.65%	531,500	0	496,000	557,000	761,500
Median Sold Price			290,000	138,690	251,173	345,000	469,000
Total Closed Units		100%	290,000	7	58	33	5
Total Closed Volume			32,582,513	1.12M	16.29M	12.54M	2.64M

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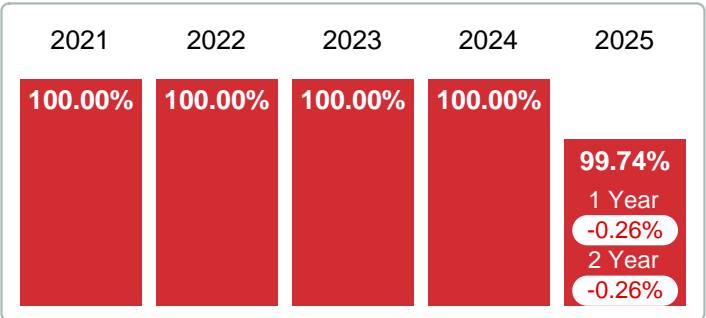
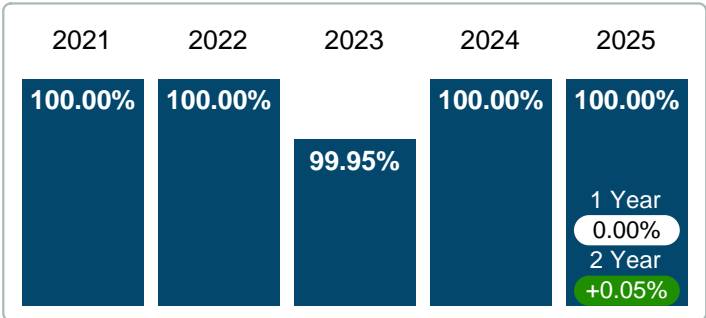


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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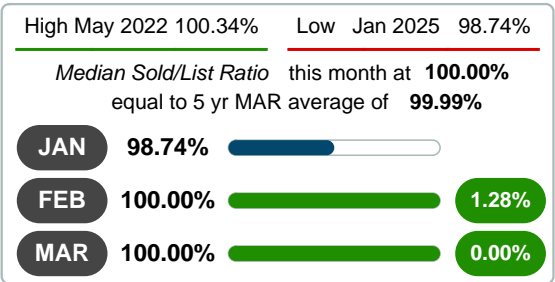
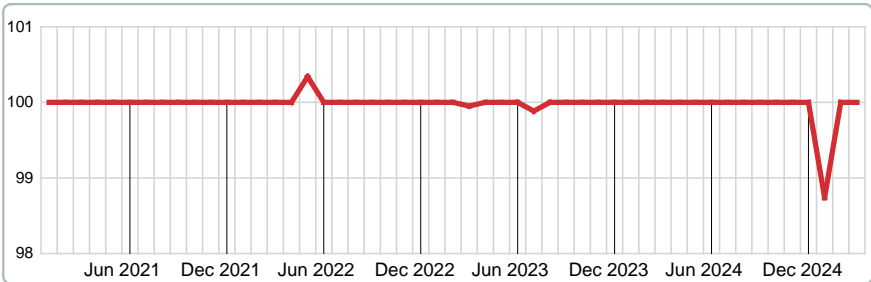
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 99.99%



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

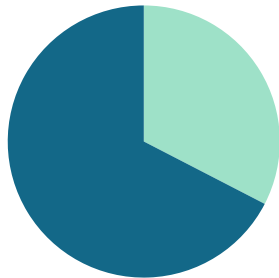
Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	8	7.77%	100.00%	100.00%	97.73%	100.00%	0.00%
\$150,001 - \$225,000	16	15.53%	100.00%	97.78%	100.00%	98.17%	0.00%
\$225,001 - \$225,000	0	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
\$225,001 - \$300,000	32	31.07%	100.00%	100.00%	100.00%	98.98%	0.00%
\$300,001 - \$350,000	20	19.42%	98.89%	0.00%	99.00%	98.85%	96.30%
\$350,001 - \$475,000	15	14.56%	99.73%	0.00%	100.00%	97.94%	93.80%
\$475,001 and up	12	11.65%	99.51%	0.00%	99.51%	100.00%	95.80%
Median Sold/List Ratio		100.00%		100.00%	100.00%	98.85%	95.68%
Total Closed Units		103	100%	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

**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%

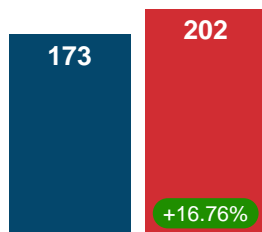
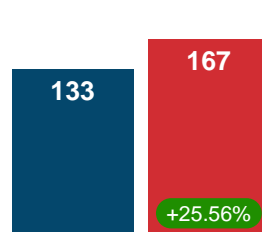
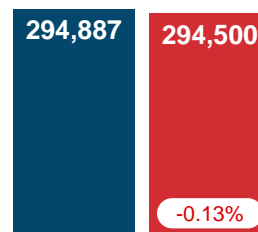
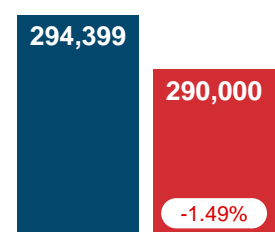
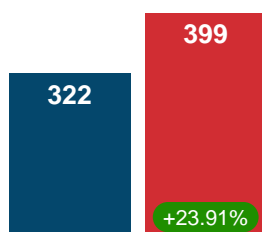
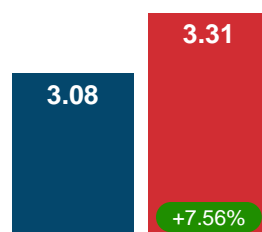
MARKET ACTIVITY

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%
Median List Price	294,887	294,500	-0.13%	275,000	289,000	5.09%
Median Sale Price	294,399	290,000	-1.49%	275,000	281,500	2.36%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	99.74%	-0.26%
Median Days on Market to Sale	23.00	26.00	13.04%	22.00	28.00	27.27%
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**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