

April 2025



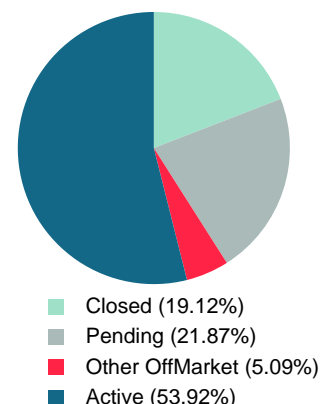
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	April 2025	+/- %
Closed Listings	137	139	1.46%
Pending Listings	165	159	-3.64%
New Listings	196	175	-10.71%
Average List Price	305,683	338,720	10.81%
Average Sale Price	304,485	333,482	9.52%
Average Percent of Selling Price to List Price	101.03%	99.03%	-1.98%
Average Days on Market to Sale	46.10	50.31	9.13%
End of Month Inventory	328	392	19.51%
Months Supply of Inventory	3.08	3.25	5.33%



Absorption: Last 12 months, an Average of **121** Sales/Month
Active Inventory as of April 30, 2025 = **392**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2025 rose **19.51%** to 392 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 **3.25** 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 **9.52%** in April 2025 to \$333,482 versus the previous year at \$304,485.

Average Days on Market Lengthens

The average number of **50.31** days that homes spent on the market before selling increased by 4.21 days or **9.13%** in April 2025 compared to last year's same month at **46.10** DOM.

Sales Success for April 2025 is Positive

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

There were 175 New Listings in April 2025, down **10.71%** from last year at 196. Furthermore, there were 139 Closed Listings this month versus last year at 137, a **1.46%** increase.

Closed versus Listed trends yielded a **79.4%** ratio, up from previous year's, April 2024, at **69.9%**, a **13.64%** 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

April 2025



Area Delimited by County Of Wagoner - Residential Property Type

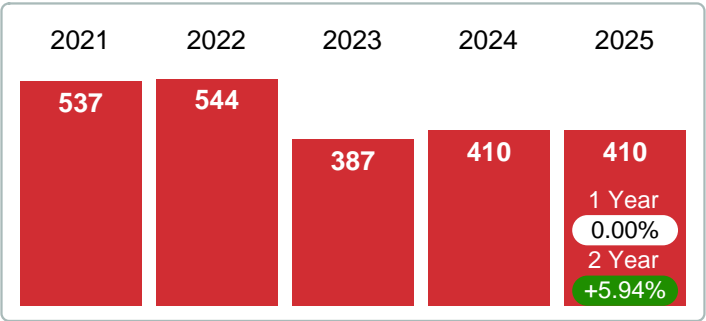
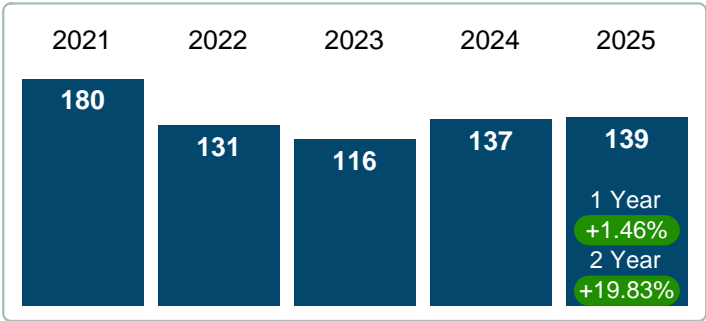


CLOSED LISTINGS

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

APRIL

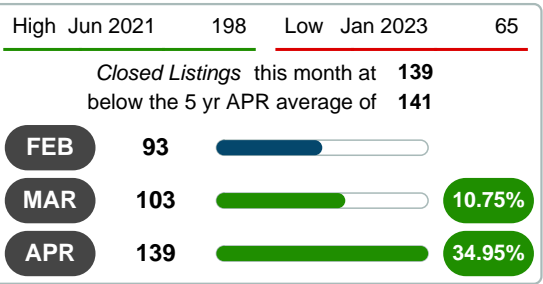
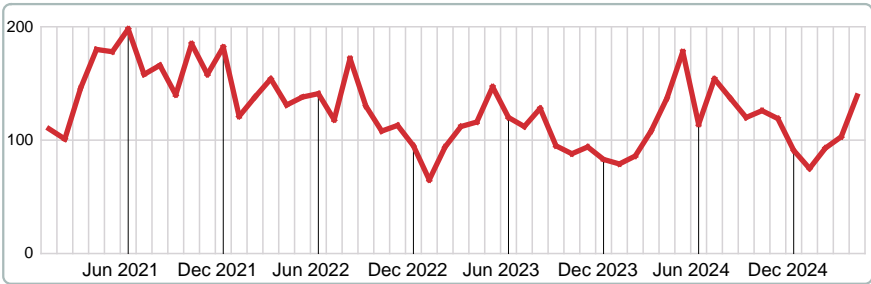
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 141



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

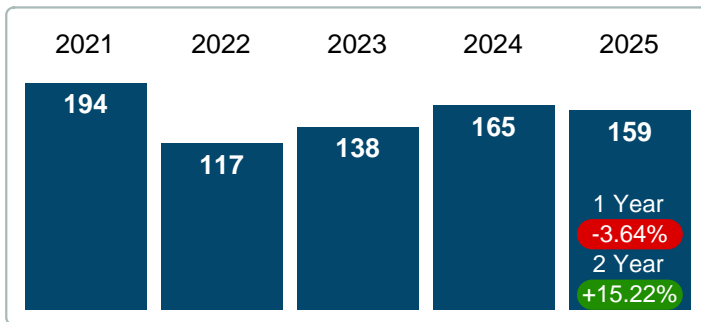
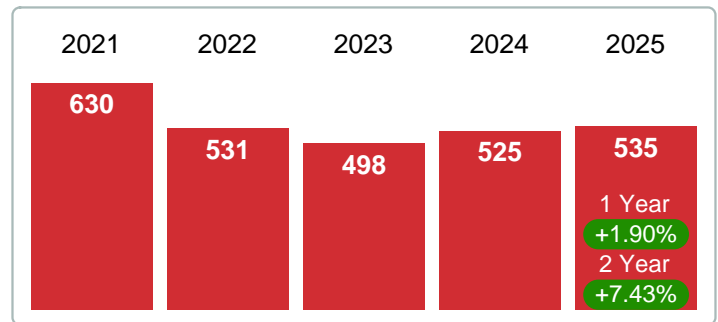
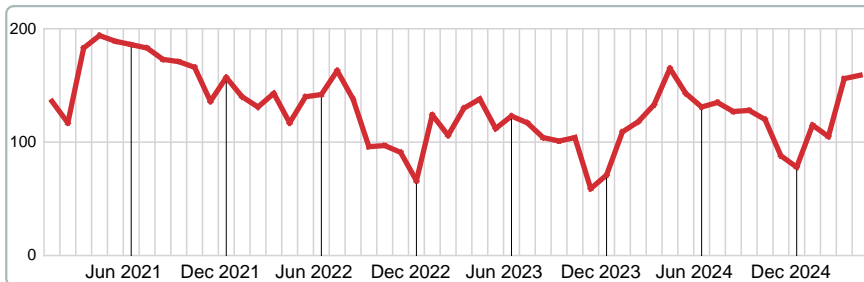
Distribution of Closed Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8			5.76%	27.9	2	5	1	0
\$125,001 - \$225,000	17			12.23%	62.6	3	13	1	0
\$225,001 - \$275,000	27			19.42%	27.7	1	20	6	0
\$275,001 - \$325,000	27			19.42%	45.7	0	19	8	0
\$325,001 - \$375,000	24			17.27%	61.1	0	11	13	0
\$375,001 - \$525,000	20			14.39%	44.9	0	12	8	0
\$525,001 and up	16			11.51%	84.9	0	3	10	3
Total Closed Units					139	6	83	47	3
Total Closed Volume					46,353,966	800.65K	24.19M	18.79M	2.57M
Average Closed Price					\$333,482	\$133,442	\$291,455	\$399,844	\$856,633

April 2025

Area Delimited by County Of Wagoner - Residential Property Type

**PENDING LISTINGS**

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

APRIL**YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 155**

High Apr 2021 194 Low Nov 2023 59

Pending Listings this month at **159**
above the 5 yr APR average of **155**

FEB	105	
MAR	156	48.57%
APR	159	1.92%

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	14	8.81%	40.2	2	11	1	0
\$150,001 - \$225,000	16	10.06%	21.6	0	13	3	0
\$225,001 - \$275,000	33	20.75%	33.0	1	24	6	2
\$275,001 - \$325,000	34	21.38%	44.5	0	19	15	0
\$325,001 - \$425,000	26	16.35%	56.9	1	13	11	1
\$425,001 - \$550,000	20	12.58%	73.3	1	7	11	1
\$550,001 and up	16	10.06%	64.3	0	6	7	3
Total Pending Units	159			5	93	54	7
Total Pending Volume	53,728,642	100%	67.9	1.32M	27.10M	21.90M	3.41M
Average Listing Price	\$376,139			\$264,300	\$291,358	\$405,543	\$487,357

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

April 2025



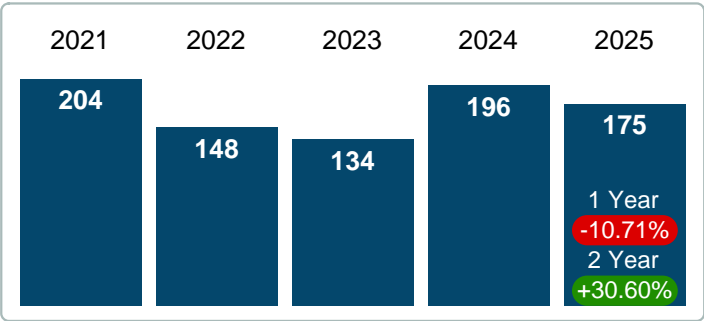
Area Delimited by County Of Wagoner - Residential Property Type



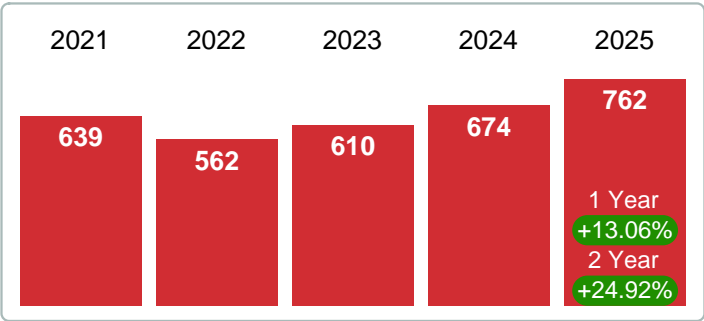
NEW LISTINGS

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

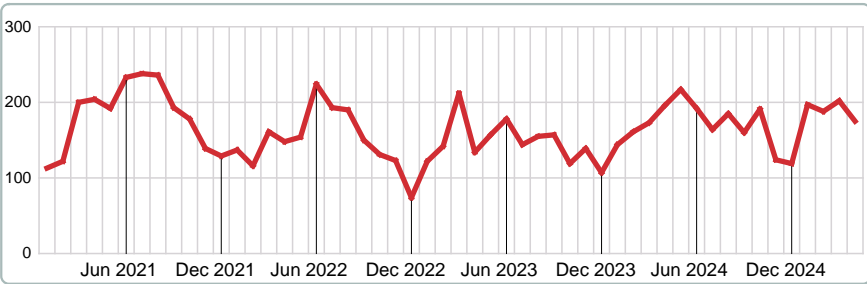
APRIL



YEAR TO DATE (YTD)

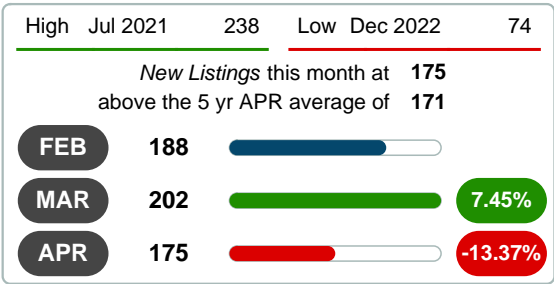


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 171



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$150,000 and less	14	8.00%
\$150,001 - \$225,000	25	14.29%
\$225,001 - \$250,000	21	12.00%
\$250,001 - \$325,000	37	21.14%
\$325,001 - \$425,000	36	20.57%
\$425,001 - \$575,000	24	13.71%
\$575,001 and up	18	10.29%
Total New Listed Units	175	
Total New Listed Volume	62,159,639	100%
Average New Listed Listing Price	\$509,917	

1-2 Beds	3 Beds	4 Beds	5+ Beds
5	7	2	0
1	19	5	0
1	13	6	1
0	27	9	1
1	13	21	1
0	10	14	0
0	2	11	5
8	91	68	8
1.23M	27.09M	28.96M	4.88M
\$153,350	\$297,707	\$425,886	\$610,163

April 2025



Area Delimited by County Of Wagoner - Residential Property Type

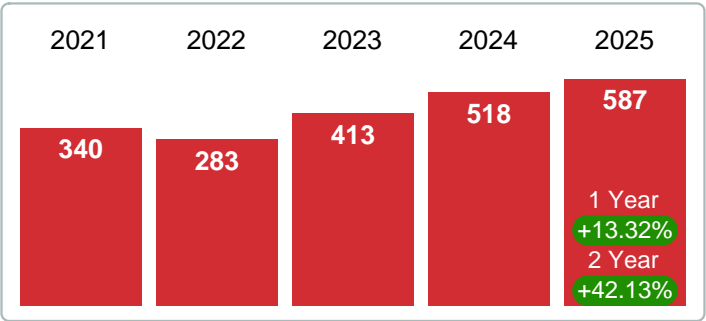
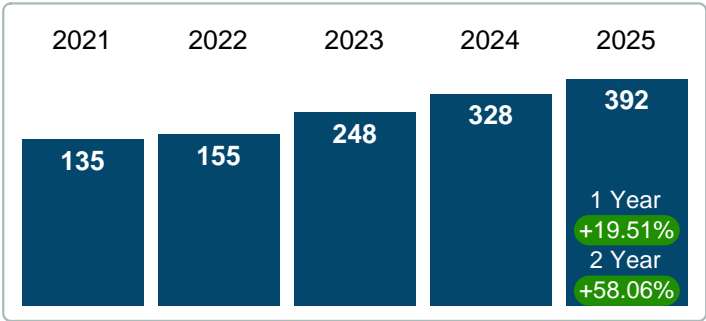


ACTIVE INVENTORY

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

END OF APRIL

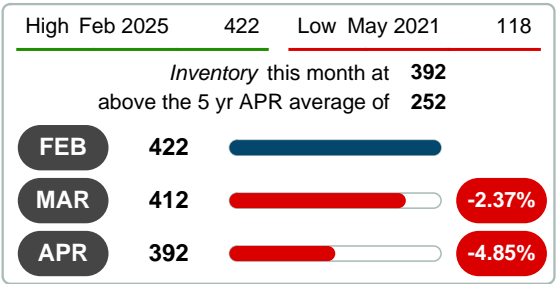
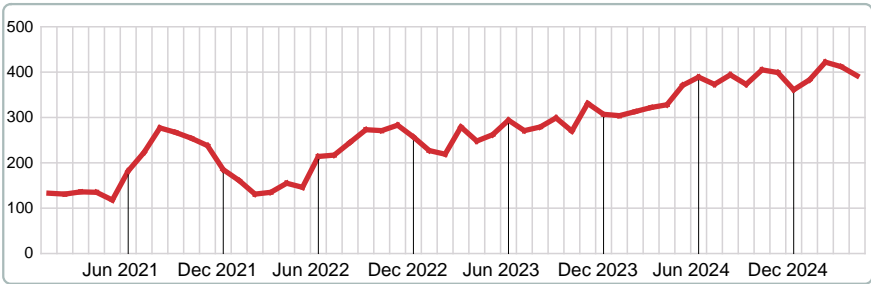
ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 252



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

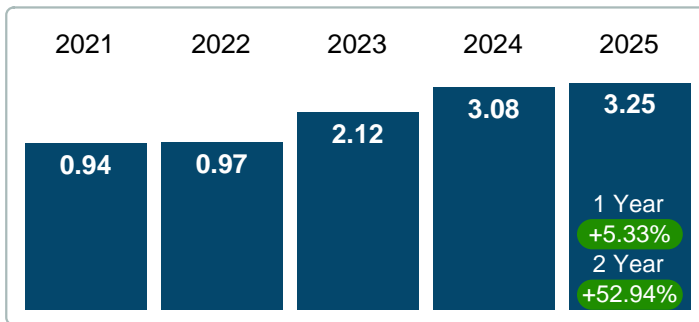
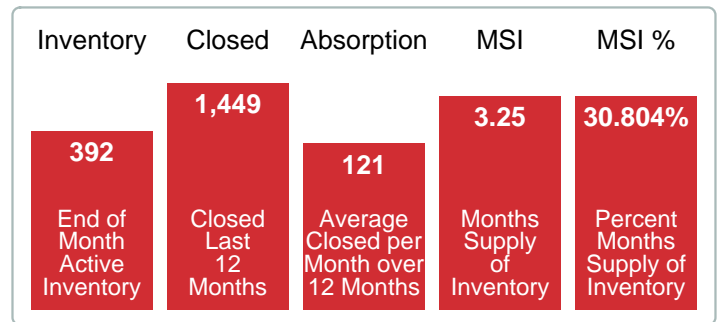
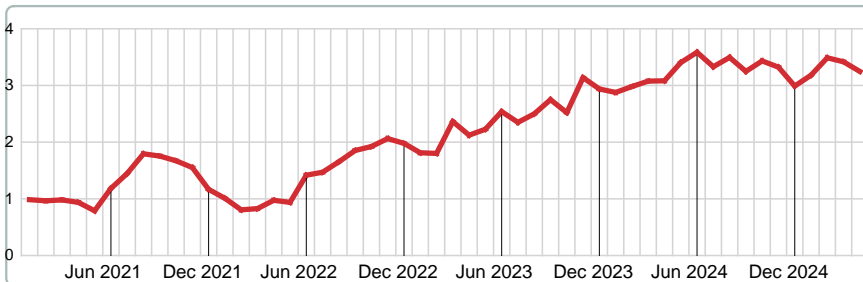
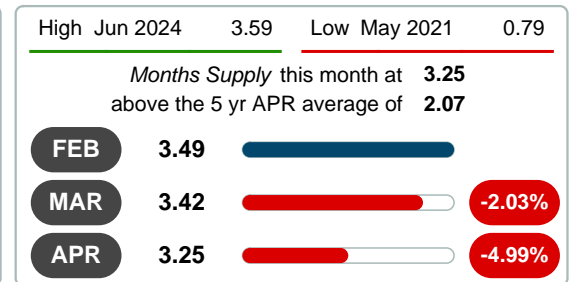
Distribution of Inventory by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	33			8.42%	58.7	14	17	2	0
\$175,001 \$250,000	41			10.46%	58.8	3	30	7	1
\$250,001 \$300,000	65			16.58%	73.6	0	40	24	1
\$300,001 \$375,000	95			24.23%	68.9	2	52	38	3
\$375,001 \$500,000	69			17.60%	81.6	1	30	35	3
\$500,001 \$650,000	47			11.99%	82.0	2	9	32	4
\$650,001 and up	42			10.71%	77.0	1	7	21	13
Total Active Inventory by Units					392	23	185	159	25
Total Active Inventory by Volume					165,135,758	5.52M	63.91M	73.00M	22.71M
Average Active Inventory Listing Price					\$421,265	\$239,893	\$345,455	\$459,097	\$908,500

April 2025

Area Delimited by County Of Wagoner - Residential Property Type

**MONTHS SUPPLY of INVENTORY (MSI)**

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

MSI FOR APRIL**INDICATORS FOR APRIL 2025****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 2.07****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
\$175,000 and less	33	8.42%	2.59	3.57	2.19	1.85	0.00
\$175,001 - \$250,000	41	10.46%	1.34	2.40	1.20	1.68	6.00
\$250,001 - \$300,000	65	16.58%	2.94	0.00	2.47	4.50	4.00
\$300,001 - \$375,000	95	24.23%	3.77	12.00	3.53	3.93	5.14
\$375,001 - \$500,000	69	17.60%	3.91	6.00	3.50	4.42	3.00
\$500,001 - \$650,000	47	11.99%	6.71	0.00	5.14	7.53	4.00
\$650,001 and up	42	10.71%	7.75	0.00	8.40	6.46	9.75
Market Supply of Inventory (MSI)			3.25	3.94	2.47	4.46	5.77
Total Active Inventory by Units		100%	3.25	23	185	159	25

Contact: MLS Technology Inc.

Phone: 918-663-7500

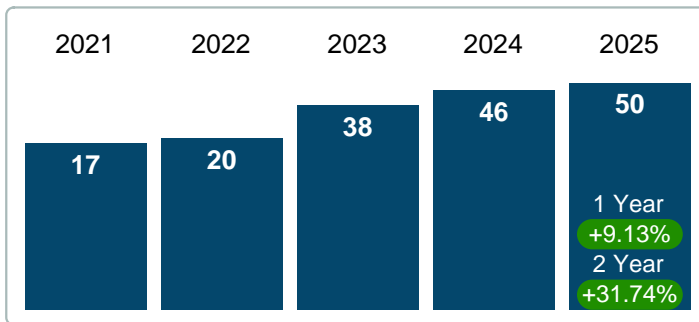
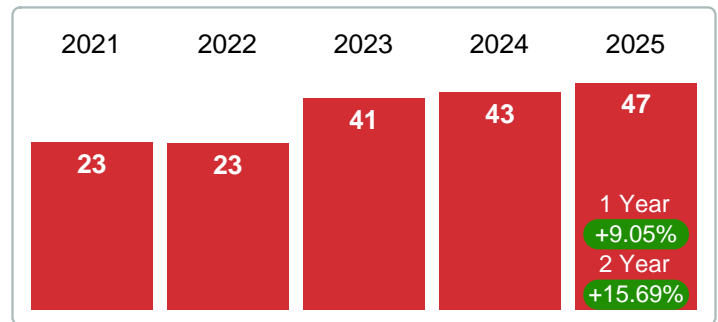
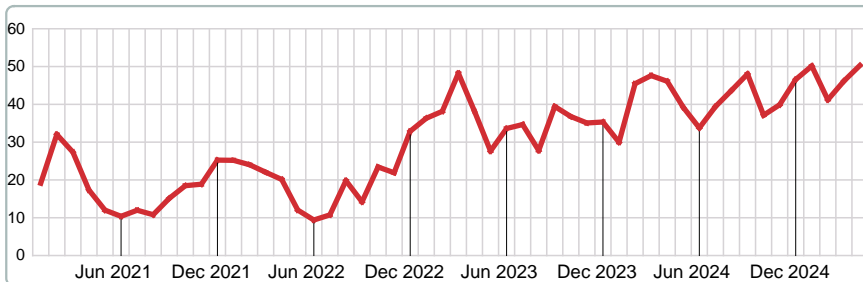
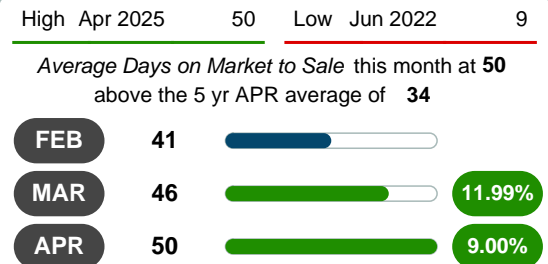
Email: support@mlstechnology.com

April 2025

Area Delimited by County Of Wagoner - Residential Property Type

**AVERAGE DAYS ON MARKET TO SALE**

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

APRIL**YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 34****AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE**

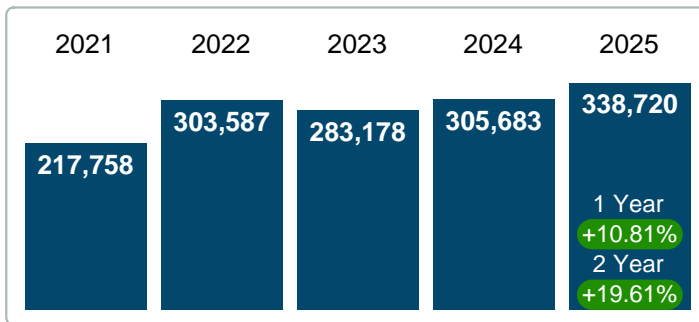
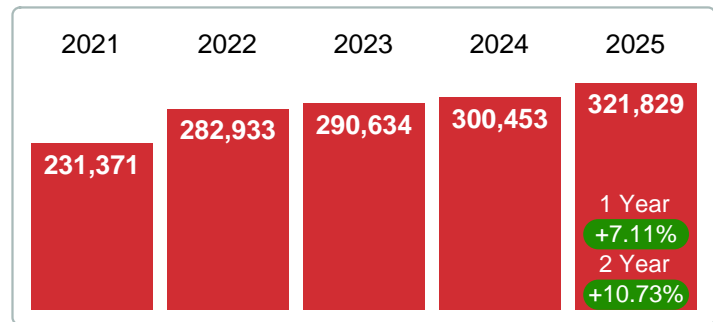
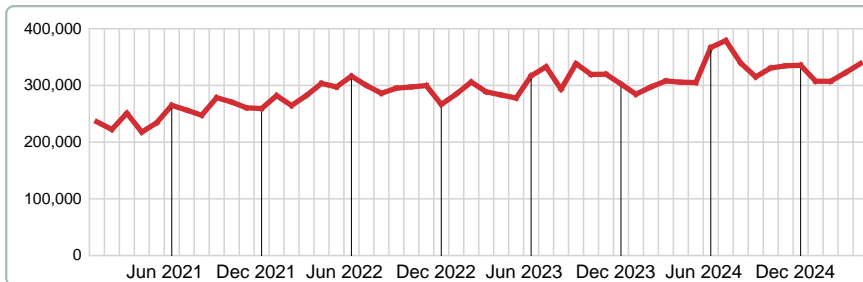
Distribution of Average Days on Market to Sale by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8		5.76%	28	7	31	56	0
\$125,001 - \$225,000	17		12.23%	63	2	61	260	0
\$225,001 - \$275,000	27		19.42%	28	36	32	12	0
\$275,001 - \$325,000	27		19.42%	46	0	42	55	0
\$325,001 - \$375,000	24		17.27%	61	0	68	56	0
\$375,001 - \$525,000	20		14.39%	45	0	47	42	0
\$525,001 and up	16		11.51%	85	0	14	80	174
Average Closed DOM				50	9	45	57	174
Total Closed Units			100%	50	6	83	47	3
Total Closed Volume				46,353,966	800.65K	24.19M	18.79M	2.57M

April 2025

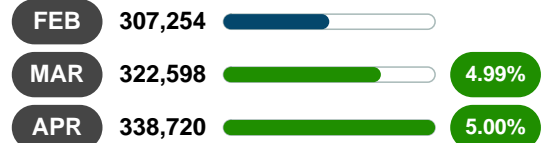
Area Delimited by County Of Wagoner - Residential Property Type

**AVERAGE LIST PRICE AT CLOSING**

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

APRIL**YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 289,785**

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

Average List Price at Closing this month at **338,720**
above the 5 yr APR average of **289,785****AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE**

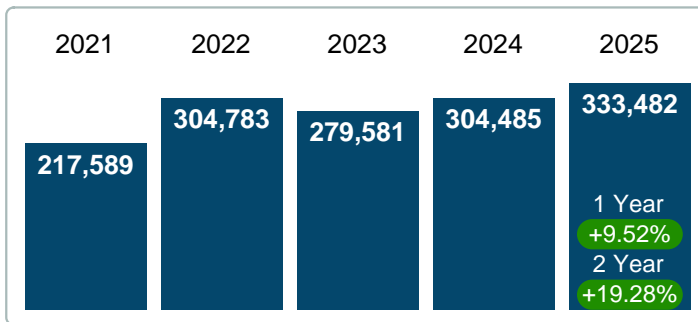
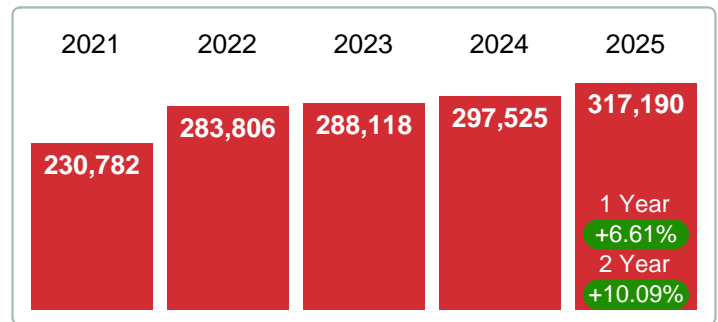
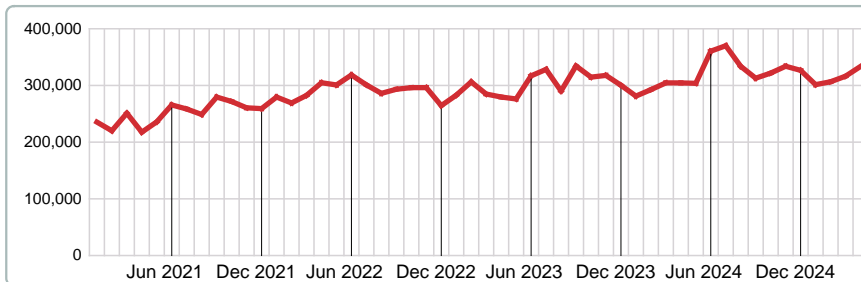
Distribution of Average List Price at Closing by Price Range		%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9	6.47%	88,700	54,000	98,080	74,900	0
\$125,001 - \$225,000	14	10.07%	181,443	154,967	187,473	223,000	0
\$225,001 - \$275,000	27	19.42%	247,599	245,000	249,613	262,153	0
\$275,001 - \$325,000	28	20.14%	302,654	0	301,614	339,225	0
\$325,001 - \$375,000	24	17.27%	348,490	0	351,221	346,178	0
\$375,001 - \$525,000	20	14.39%	431,907	0	426,649	439,794	0
\$525,001 and up	17	12.23%	681,305	0	577,864	664,370	883,300
Average List Price			338,720	136,317	293,582	409,510	883,300
Total Closed Units		100%	338,720	6	83	47	3
Total Closed Volume			47,082,081	817.90K	24.37M	19.25M	2.65M

April 2025

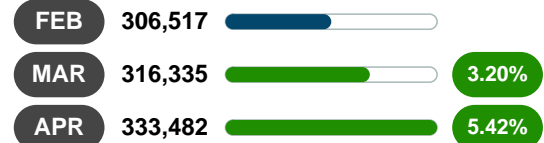
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**AVERAGE SOLD PRICE AT CLOSING**

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

APRIL**YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 287,984**

High Jul 2024 370,060 Low Apr 2021 217,589

Average Sold Price at Closing this month at **333,482**
above the 5 yr APR average of **287,984****AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE**

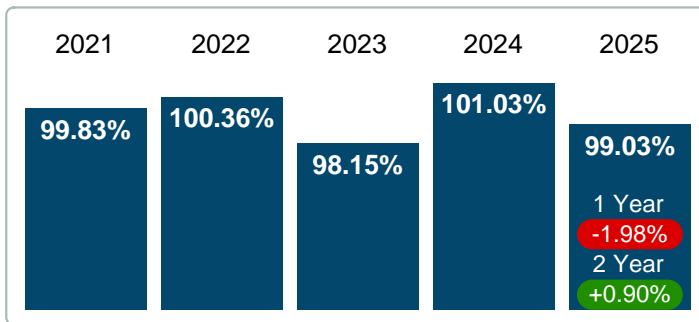
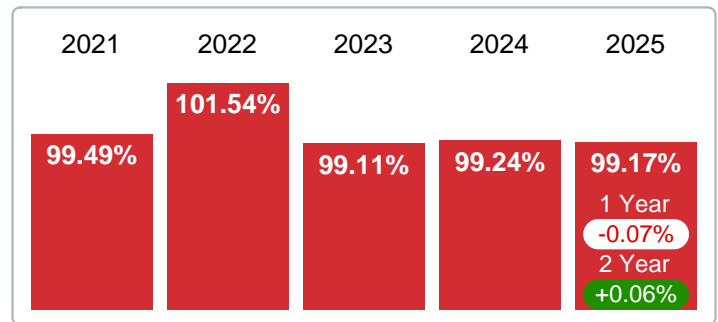
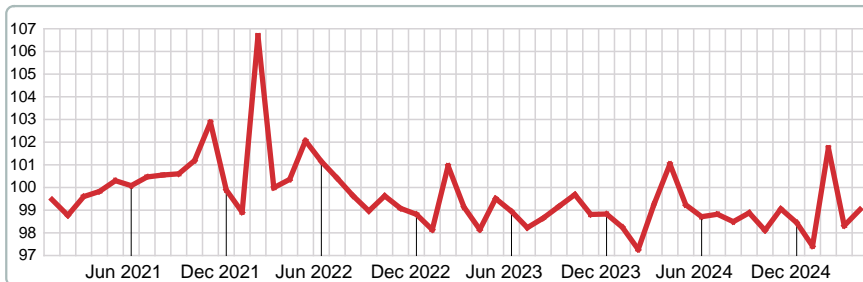
Distribution of Average Sold Price at Closing by Price Range				%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8			5.76%	86,425	55,250	103,180	65,000	0
\$125,001 - \$225,000	17			12.23%	182,238	151,717	186,146	223,000	0
\$225,001 - \$275,000	27			19.42%	248,338	235,000	246,101	258,017	0
\$275,001 - \$325,000	27			19.42%	302,084	0	301,287	303,975	0
\$325,001 - \$375,000	24			17.27%	346,157	0	348,859	343,870	0
\$375,001 - \$525,000	20			14.39%	424,779	0	420,121	431,767	0
\$525,001 and up	16			11.51%	681,237	0	576,531	660,030	856,633
Average Sold Price					333,482	133,442	291,455	399,844	856,633
Total Closed Units				100%	333,482	6	83	47	3
Total Closed Volume					46,353,966	800.65K	24.19M	18.79M	2.57M

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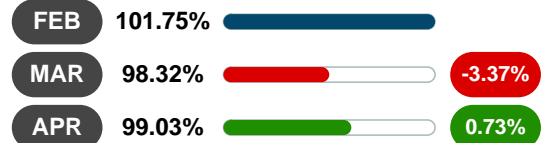
Area Delimited by County Of Wagoner - Residential Property Type

**AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE**

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

APRIL**YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 99.68%**

High Feb 2022 106.69% Low Feb 2024 97.27%

Average Sold/List Ratio this month at **99.03%**
below the 5 yr APR average of **99.68%****AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE**

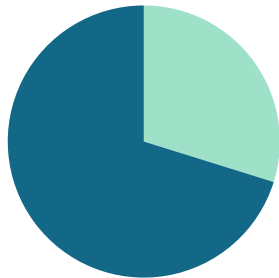
Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8	5.76%	103.92%	101.42%	108.35%	86.78%	0.00%
\$125,001 - \$225,000	17	12.23%	99.23%	97.76%	99.51%	100.00%	0.00%
\$225,001 - \$275,000	27	19.42%	98.60%	95.92%	98.78%	98.46%	0.00%
\$275,001 - \$325,000	27	19.42%	98.00%	0.00%	99.89%	93.52%	0.00%
\$325,001 - \$375,000	24	17.27%	99.33%	0.00%	99.33%	99.34%	0.00%
\$375,001 - \$525,000	20	14.39%	98.47%	0.00%	98.54%	98.37%	0.00%
\$525,001 and up	16	11.51%	99.07%	0.00%	99.79%	99.23%	97.82%
Average Sold/List Ratio		99.00%		98.67%	99.80%	97.80%	97.82%
Total Closed Units		139	100%	6	83	47	3
Total Closed Volume		46,353,966		800.65K	24.19M	18.79M	2.57M

April 2025

Area Delimited by County Of Wagoner - Residential Property Type

**MARKET SUMMARY**

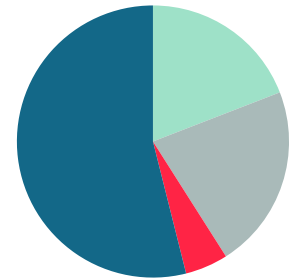
Report produced on May 13, 2025 for MLS Technology Inc.

INVENTORY**Inventory**

New Listings	175 = 29.81%
Start Inventory	412
Total Inventory Units	587
Volume	\$232,981,338

Market Activity

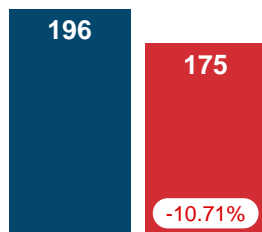
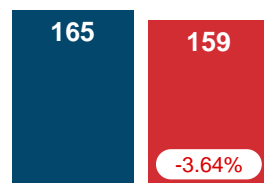
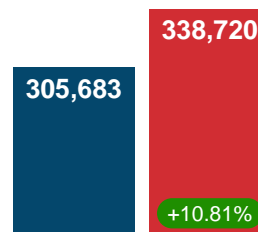
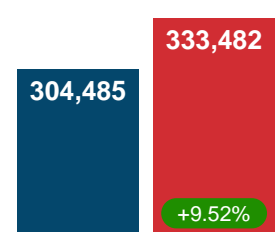
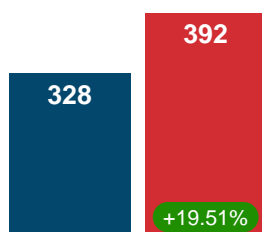
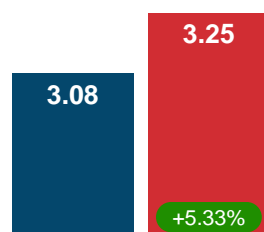
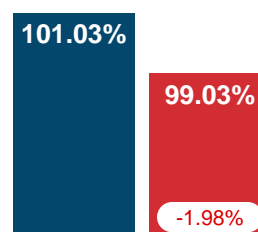
Closed Sales	139 = 19.12%
Pending Sales	159 = 21.87%
Other Off Market	37 = 5.09%
Active Inventory	392 = 53.92%

MARKET ACTIVITY

Compared Metrics	April			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	137	139	1.46%	410	410	0.00%
Pending Sales	165	159	-3.64%	525	535	1.90%
New Listings	196	175	-10.71%	674	762	13.06%
Average List Price	305,683	338,720	10.81%	300,453	321,829	7.11%
Average Sale Price	304,485	333,482	9.52%	297,525	317,190	6.61%
Average Percent of Selling Price to List Price	101.03%	99.03%	-1.98%	99.24%	99.17%	-0.07%
Average Days on Market to Sale	46.10	50.31	9.13%	43.26	47.17	9.05%
Monthly Inventory	328	392	19.51%	328	392	19.51%
Months Supply of Inventory	3.08	3.25	5.33%	3.08	3.25	5.33%

Absorption: Last 12 months, an Average of 121 Sales/Month**Inventory** on April 30, 2025 = 392

2024 2025

APRIL 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**