

April 2025



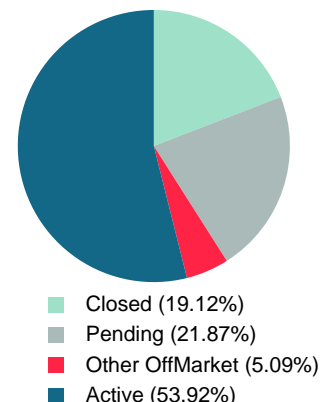
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	260,000	315,000	21.15%
Median Sale Price	260,000	310,000	19.23%
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	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.

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 **19.23%** in April 2025 to \$310,000 versus the previous year at \$260,000.

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 April 2025 compared to last year's same month at **23.00** DOM.

Sales Success for April 2025 is Positive

Overall, with Median 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.

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

April 2025



Area Delimited by County Of Wagoner - Residential Property Type

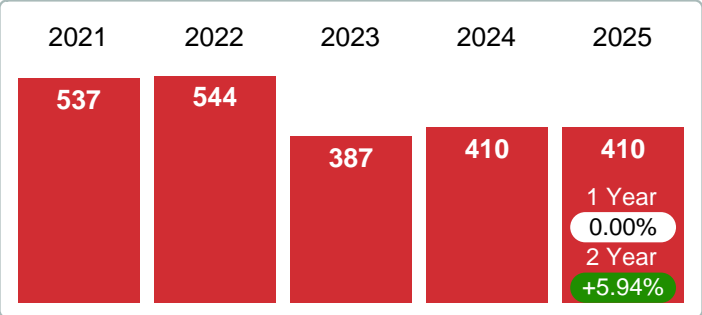
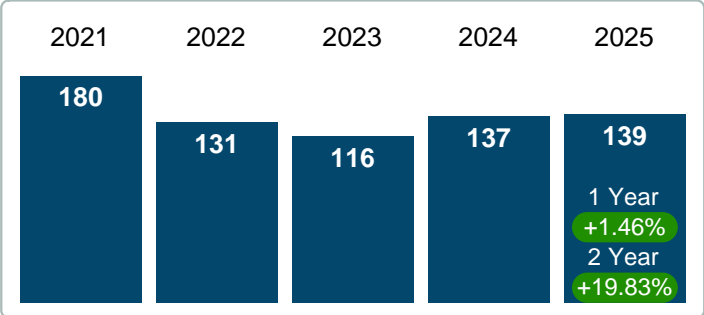


CLOSED LISTINGS

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

APRIL

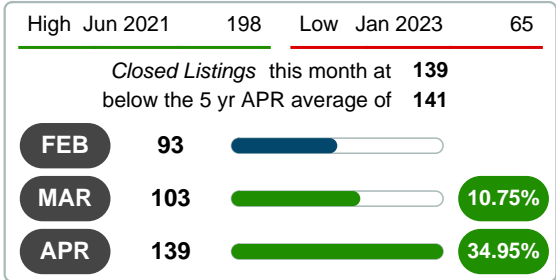
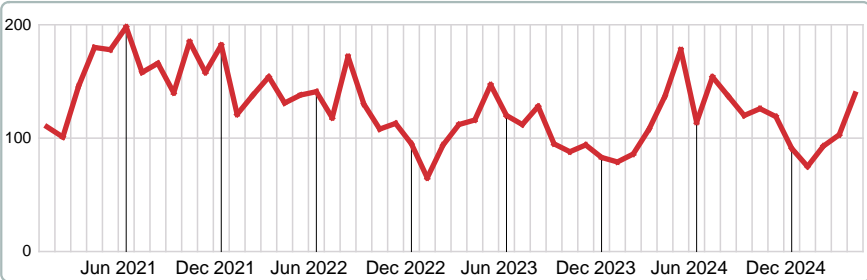
YEAR TO DATE (YTD)



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				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8			5.76%	20.5	2	5	1	0
\$125,001 - \$225,000	17			12.23%	29.0	3	13	1	0
\$225,001 - \$275,000	27			19.42%	17.0	1	20	6	0
\$275,001 - \$325,000	27			19.42%	31.0	0	19	8	0
\$325,001 - \$375,000	24			17.27%	32.0	0	11	13	0
\$375,001 - \$525,000	20			14.39%	24.5	0	12	8	0
\$525,001 and up	16			11.51%	36.5	0	3	10	3
Total Closed Units				139		6	83	47	3
Total Closed Volume				46,353,966	100%	800.65K	24.19M	18.79M	2.57M
Median Closed Price				\$310,000		\$130,075	\$288,528	\$348,999	\$775,000

April 2025



Area Delimited by County Of Wagoner - Residential Property Type

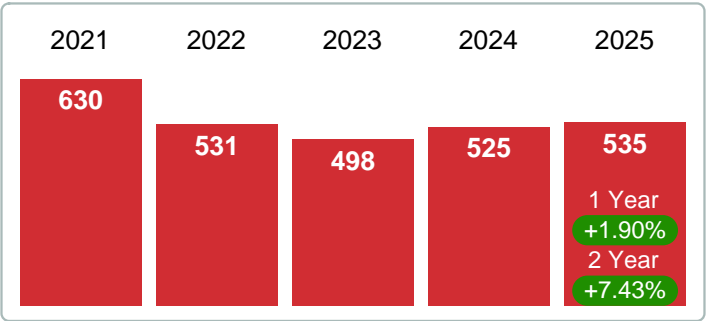
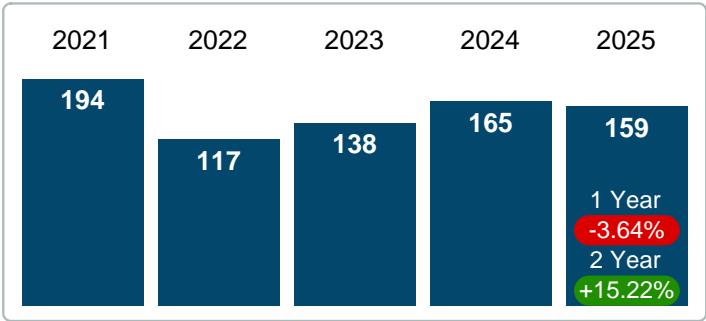


PENDING LISTINGS

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

APRIL

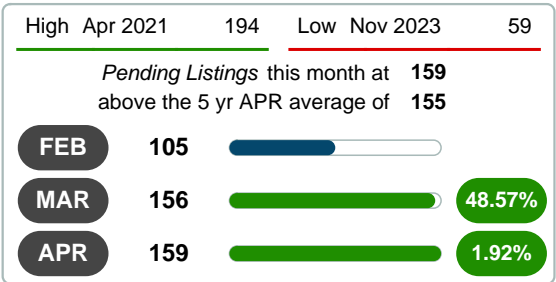
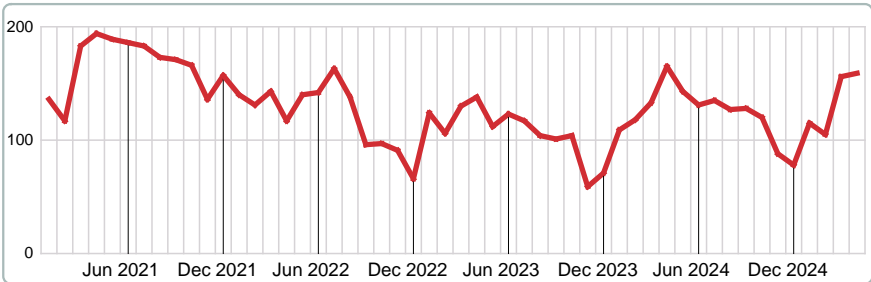
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 155



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

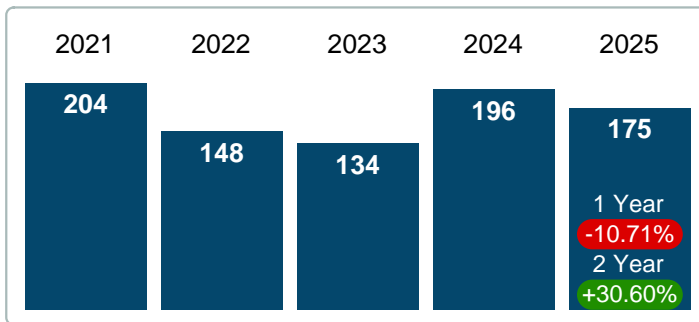
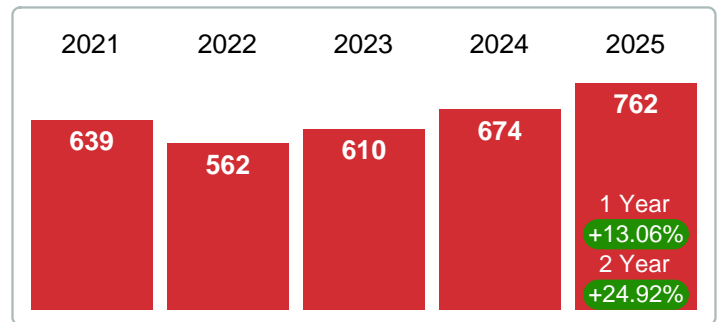
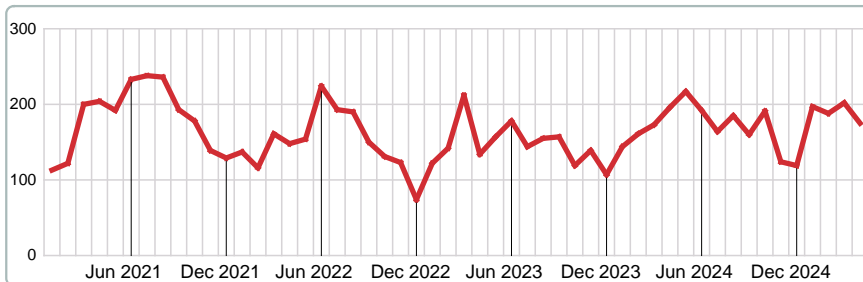
Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	14	8.81%	19.0	2	11	1	0
\$150,001 - \$225,000	16	10.06%	6.0	0	13	3	0
\$225,001 - \$275,000	33	20.75%	10.0	1	24	6	2
\$275,001 - \$325,000	34	21.38%	36.0	0	19	15	0
\$325,001 - \$425,000	26	16.35%	23.5	1	13	11	1
\$425,001 - \$550,000	20	12.58%	38.5	1	7	11	1
\$550,001 and up	16	10.06%	23.0	0	6	7	3
Total Pending Units	159			5	93	54	7
Total Pending Volume	53,728,642		100%	1.32M	27.10M	21.90M	3.41M
Median Listing Price	\$305,000			\$245,000	\$275,000	\$345,000	\$550,000

April 2025

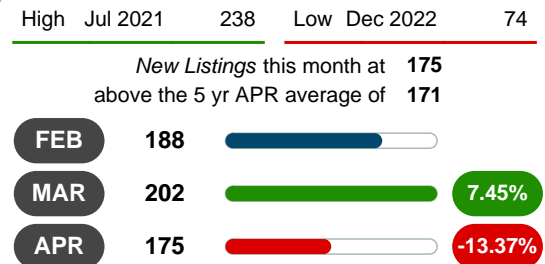
Area Delimited by County Of Wagoner - Residential Property Type

**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%
Median New Listed Listing Price	\$299,000	

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
\$129,950	\$269,900	\$377,375	\$632,200

April 2025



Area Delimited by County Of Wagoner - Residential Property Type

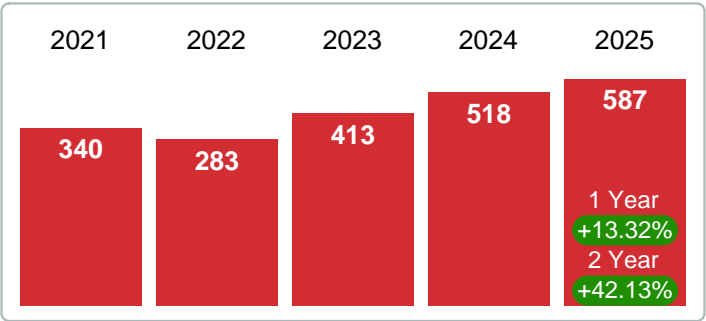
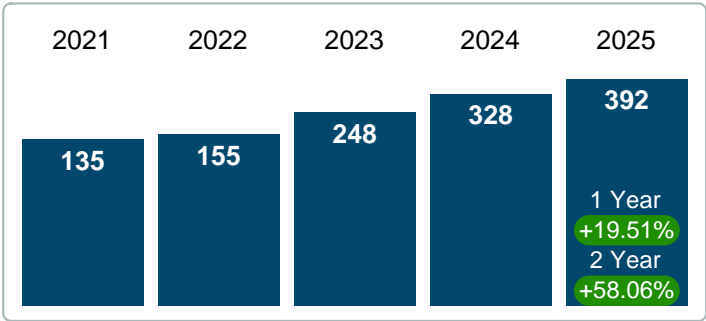


ACTIVE INVENTORY

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

END OF APRIL

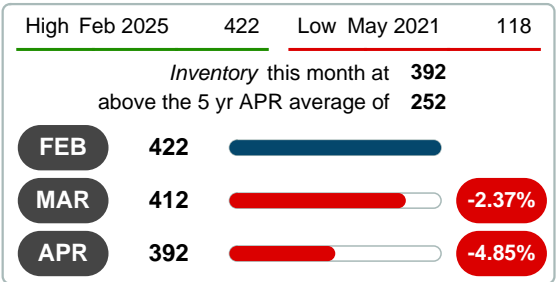
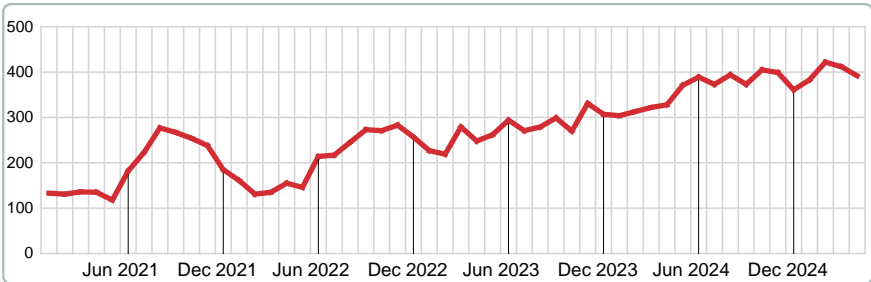
ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 252



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	33			8.42%	48.0	14	17	2	0
\$175,001 - \$250,000	41			10.46%	40.0	3	30	7	1
\$250,001 - \$300,000	65			16.58%	63.0	0	40	24	1
\$300,001 - \$375,000	95			24.23%	54.0	2	52	38	3
\$375,001 - \$500,000	69			17.60%	70.0	1	30	35	3
\$500,001 - \$650,000	47			11.99%	63.0	2	9	32	4
\$650,001 and up	42			10.71%	58.5	1	7	21	13
Total Active Inventory by Units						23	185	159	25
Total Active Inventory by Volume						5.52M	63.91M	73.00M	22.71M
Median Active Inventory Listing Price						\$129,900	\$306,387	\$399,828	\$664,900

April 2025



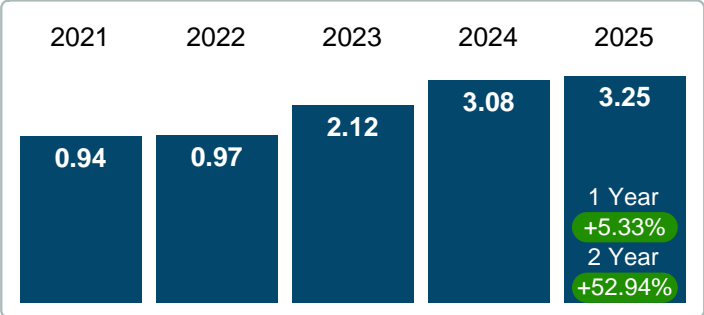
Area Delimited by County Of Wagoner - Residential Property Type



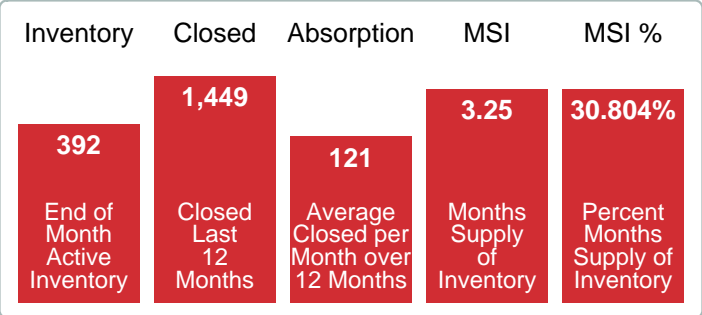
MONTHS SUPPLY of INVENTORY (MSI)

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

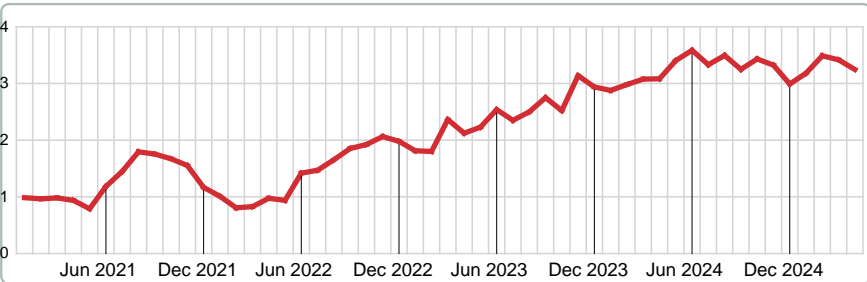
MSI FOR APRIL



INDICATORS FOR APRIL 2025

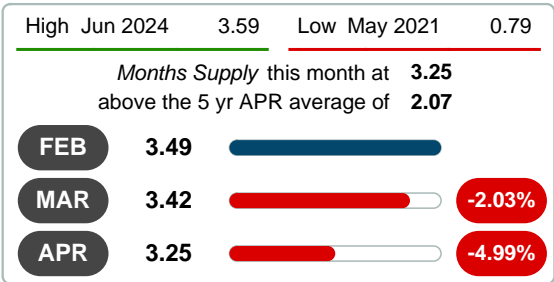


5 YEAR MARKET ACTIVITY TRENDS



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

April 2025



Area Delimited by County Of Wagoner - Residential Property Type

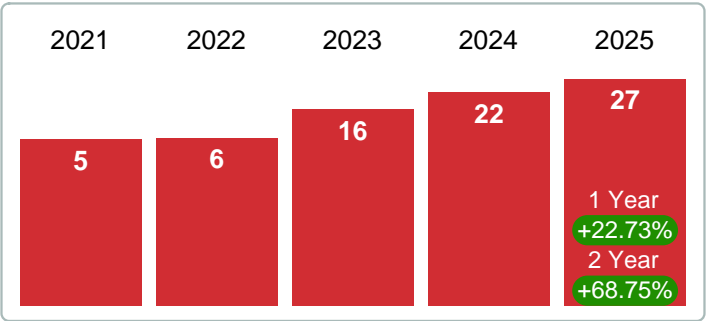
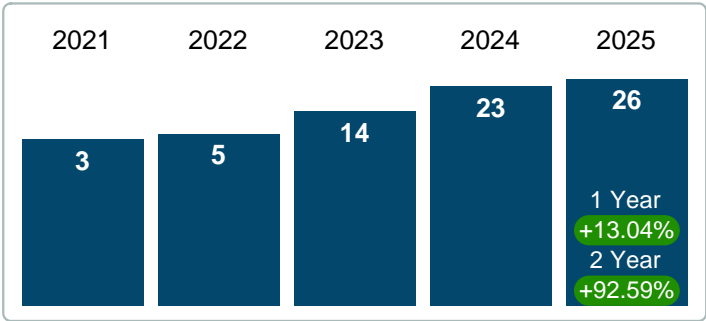


MEDIAN DAYS ON MARKET TO SALE

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

APRIL

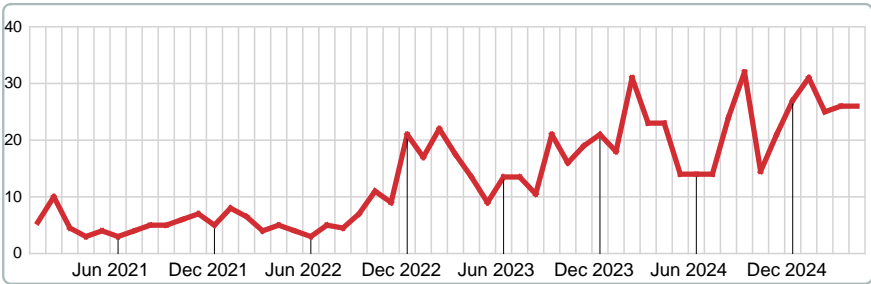
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 14



High Sep 2024 32 Low Jun 2022 3

Median Days on Market to Sale this month at 26 above the 5 yr APR average of 14

FEB 25

MAR 26

APR 26

4.00%

0.00%

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
\$125,000 and less	8			5.76%	21	7	32	56	0
\$125,001 - \$225,000	17			12.23%	29	2	39	260	0
\$225,001 - \$275,000	27			19.42%	17	36	16	11	0
\$275,001 - \$325,000	27			19.42%	31	0	31	29	0
\$325,001 - \$375,000	24			17.27%	32	0	44	31	0
\$375,001 - \$525,000	20			14.39%	25	0	31	19	0
\$525,001 and up	16			11.51%	37	0	11	35	207
Median Closed DOM					26	4	28	24	207
Total Closed Units				100%	139	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

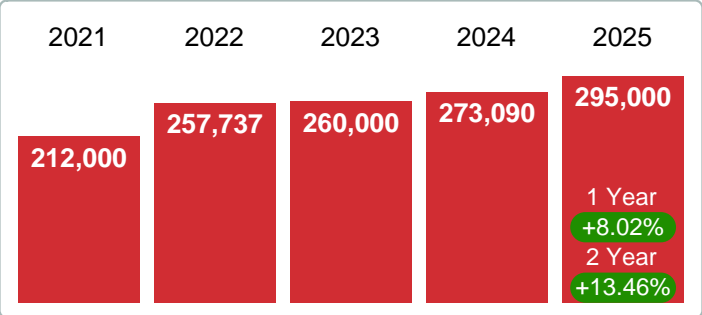
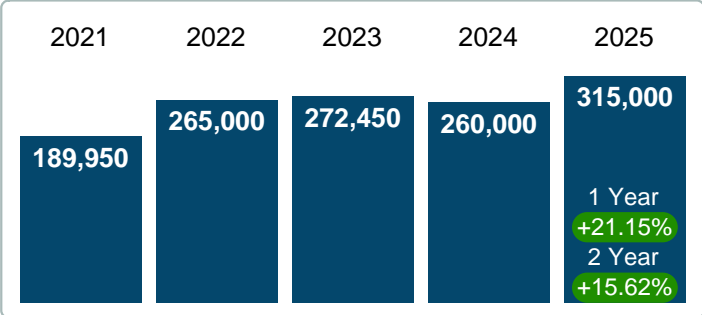


MEDIAN LIST PRICE AT CLOSING

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

APRIL

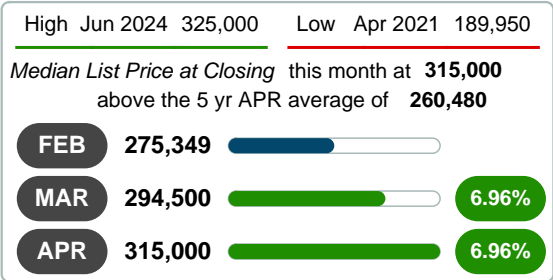
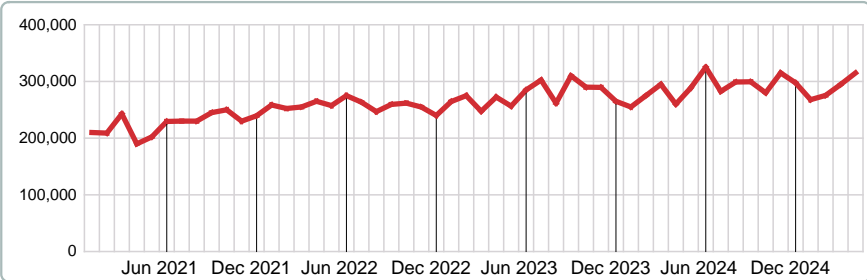
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 260,480



MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

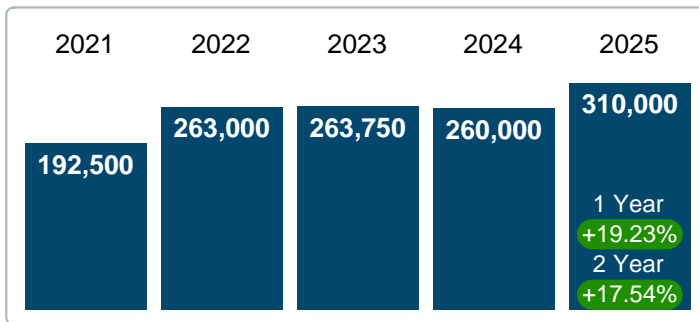
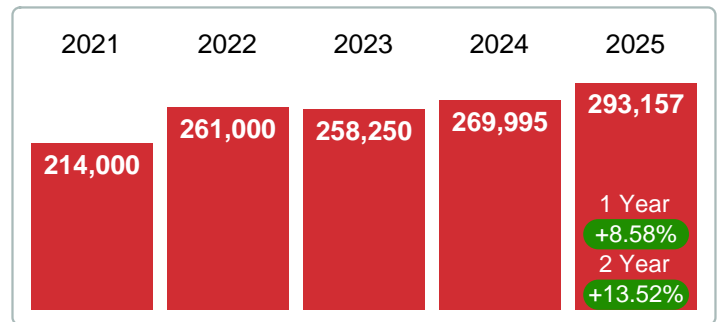
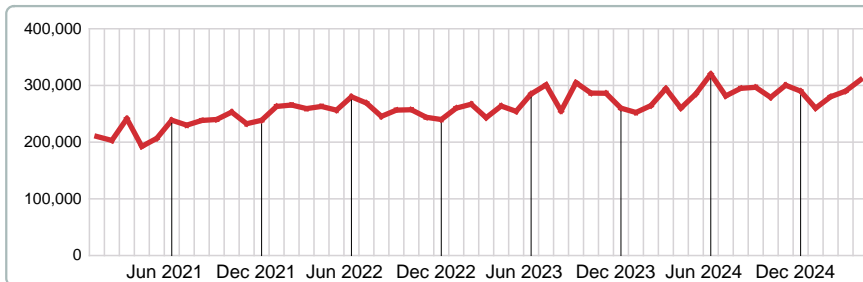
Distribution of Median List Price at Closing by Price Range				%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9			6.47%	88,000	54,000	117,950	74,900	0
\$125,001 - \$225,000	14			10.07%	188,750	134,900	195,000	223,000	0
\$225,001 - \$275,000	27			19.42%	245,000	245,000	240,925	257,250	0
\$275,001 - \$325,000	28			20.14%	299,975	0	296,900	302,500	0
\$325,001 - \$375,000	24			17.27%	349,450	0	350,000	348,999	0
\$375,001 - \$525,000	20			14.39%	424,650	0	422,000	434,650	0
\$525,001 and up	17			12.23%	635,000	0	560,592	635,000	775,000
Median List Price					315,000	133,700	289,415	349,900	775,000
Total Closed Units				100%	315,000	6	83	47	3
Total Closed Volume					47,082,081	817.90K	24.37M	19.25M	2.65M

April 2025

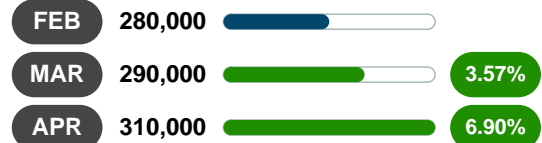
Area Delimited by County Of Wagoner - Residential Property Type

**MEDIAN 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 = 257,850**

High Jun 2024 319,995 Low Apr 2021 192,500

Median Sold Price at Closing this month at **310,000**
above the 5 yr APR average of **257,850****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
\$125,000 and less	8	5.76%	100,250	55,250	114,000	65,000	0
\$125,001 - \$225,000	17	12.23%	195,000	132,900	205,000	223,000	0
\$225,001 - \$275,000	27	19.42%	249,000	235,000	245,963	257,600	0
\$275,001 - \$325,000	27	19.42%	298,000	0	293,900	302,450	0
\$325,001 - \$375,000	24	17.27%	349,374	0	350,000	339,990	0
\$375,001 - \$525,000	20	14.39%	415,997	0	403,305	437,692	0
\$525,001 and up	16	11.51%	634,950	0	560,592	634,950	775,000
Median Sold Price			310,000	130,075	288,528	348,999	775,000
Total Closed Units		100%	310,000	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

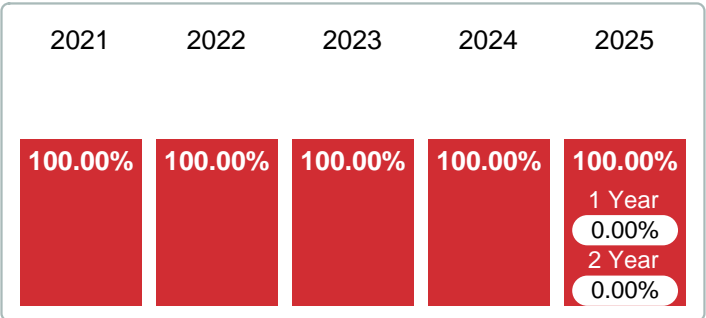
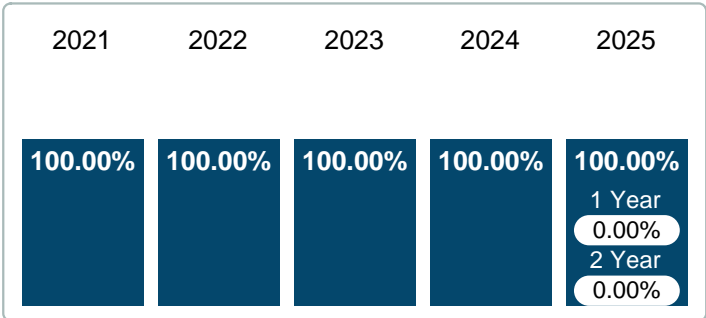


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

APRIL

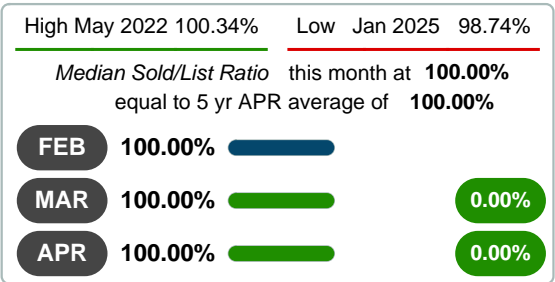
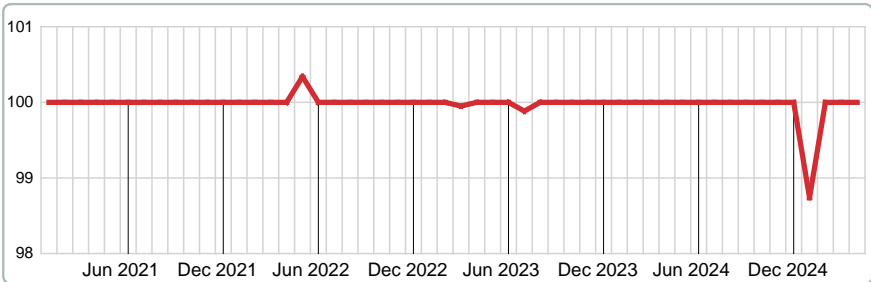
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 100.00%



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

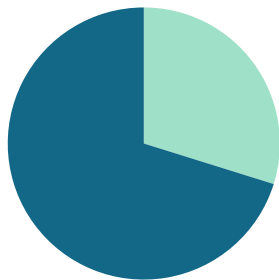
Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8	5.76%	100.00%	101.42%	100.00%	86.78%	0.00%
\$125,001 - \$225,000	17	12.23%	98.62%	98.52%	98.62%	100.00%	0.00%
\$225,001 - \$275,000	27	19.42%	100.00%	95.92%	100.00%	99.77%	0.00%
\$275,001 - \$325,000	27	19.42%	100.00%	0.00%	100.00%	100.00%	0.00%
\$325,001 - \$375,000	24	17.27%	100.00%	0.00%	100.00%	100.00%	0.00%
\$375,001 - \$525,000	20	14.39%	99.50%	0.00%	99.36%	99.50%	0.00%
\$525,001 and up	16	11.51%	100.00%	0.00%	100.00%	100.00%	100.00%
Median Sold/List Ratio		100.00%		98.63%	100.00%	100.00%	100.00%
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

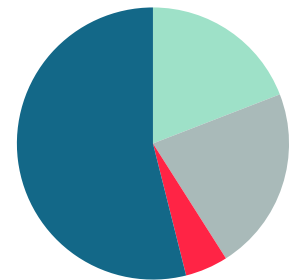
Market Activity

Closed Sales
139 = 19.12%

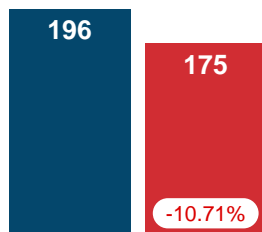
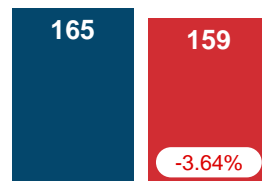
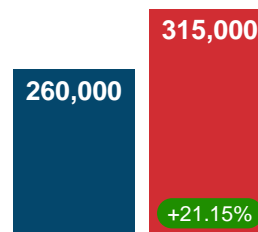
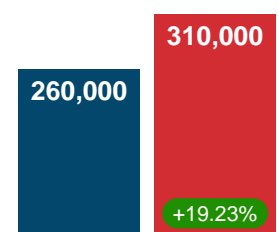
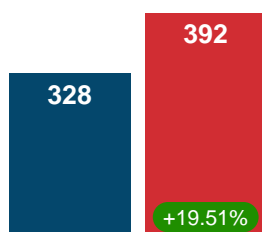
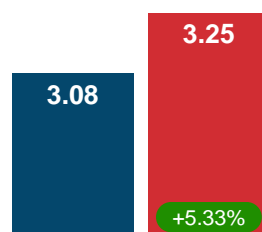
Pending Sales
159 = 21.87%

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%
Median List Price	260,000	315,000	21.15%	273,090	295,000	8.02%
Median Sale Price	260,000	310,000	19.23%	269,995	293,157	8.58%
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	23.00	26.00	13.04%	22.00	27.00	22.73%
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****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**