

May 2025



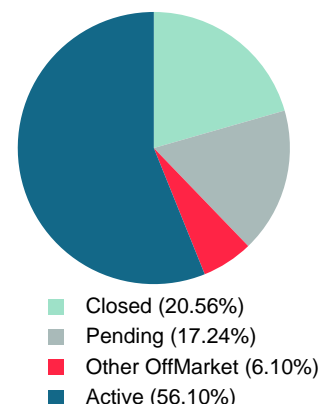
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	May 2025	+/- %
Closed Listings	178	155	-12.92%
Pending Listings	143	130	-9.09%
New Listings	217	192	-11.52%
Average List Price	305,084	327,256	7.27%
Average Sale Price	303,769	321,365	5.79%
Average Percent of Selling Price to List Price	99.23%	98.35%	-0.90%
Average Days on Market to Sale	39.21	40.17	2.46%
End of Month Inventory	371	423	14.02%
Months Supply of Inventory	3.40	3.56	4.58%



Absorption: Last 12 months, an Average of **119** Sales/Month
Active Inventory as of May 31, 2025 = **423**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2025 rose **14.02%** to 423 existing homes available for sale. Over the last 12 months this area has had an average of 119 closed sales per month. This represents an unsold inventory index of **3.56** 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 **5.79%** in May 2025 to \$321,365 versus the previous year at \$303,769.

Average Days on Market Lengthens

The average number of **40.17** days that homes spent on the market before selling increased by 0.97 days or **2.46%** in May 2025 compared to last year's same month at **39.21** DOM.

Sales Success for May 2025 is Positive

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

There were 192 New Listings in May 2025, down **11.52%** from last year at 217. Furthermore, there were 155 Closed Listings this month versus last year at 178, a **-12.92%** decrease.

Closed versus Listed trends yielded a **80.7%** ratio, down from previous year's, May 2024, at **82.0%**, a **1.58%** 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

May 2025



Area Delimited by County Of Wagoner - Residential Property Type

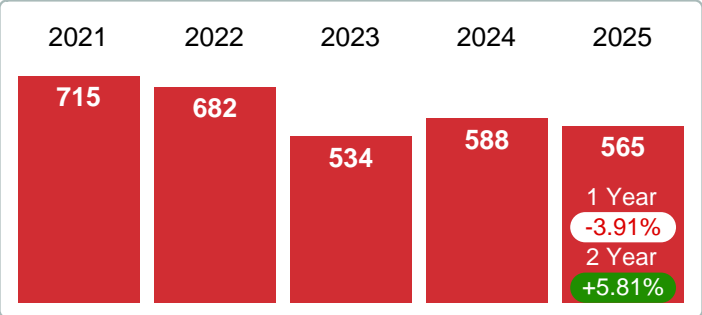
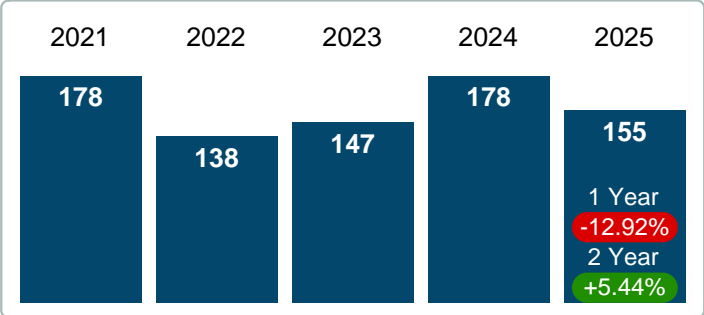


CLOSED LISTINGS

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MAY

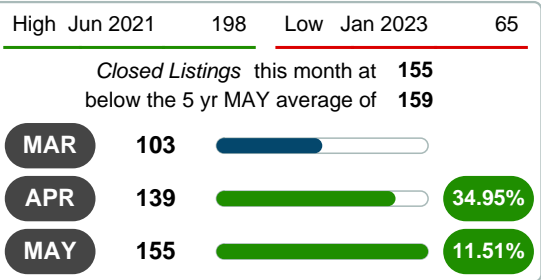
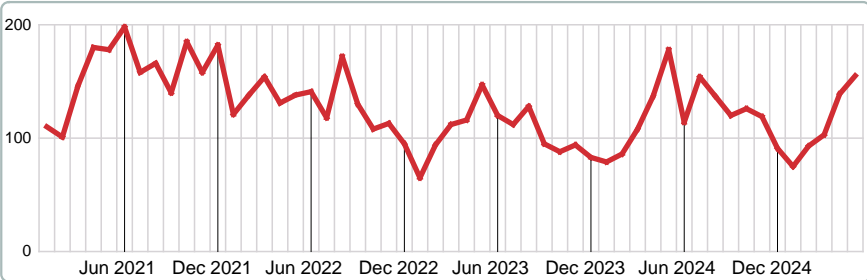
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 159



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	14		9.03%	22.1	3	10	1	0
\$175,001 \$200,000	6		3.87%	8.7	1	4	1	0
\$200,001 \$250,000	32		20.65%	18.8	1	24	6	1
\$250,001 \$300,000	29		18.71%	46.5	0	20	8	1
\$300,001 \$350,000	34		21.94%	65.4	0	18	16	0
\$350,001 \$475,000	24		15.48%	46.2	1	13	10	0
\$475,001 and up	16		10.32%	36.5	0	2	10	4
Total Closed Units				155	6	91	52	6
Total Closed Volume				49,811,588	1.23M	25.20M	20.03M	3.35M
Average Closed Price				\$321,365	\$204,833	\$276,965	\$385,131	\$558,667

May 2025



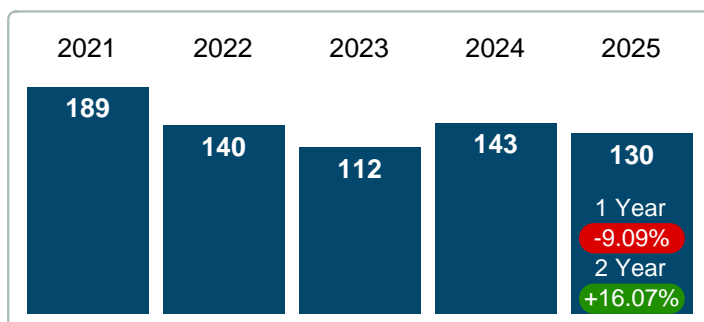
Area Delimited by County Of Wagoner - Residential Property Type



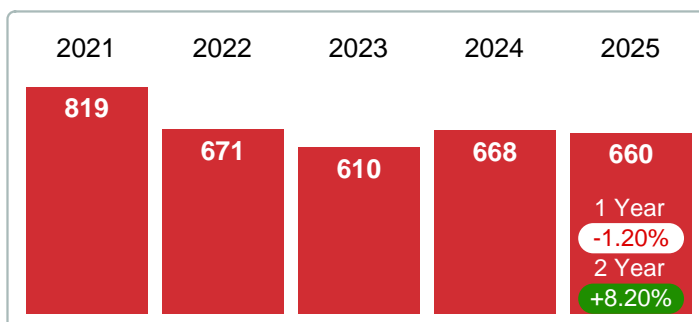
PENDING LISTINGS

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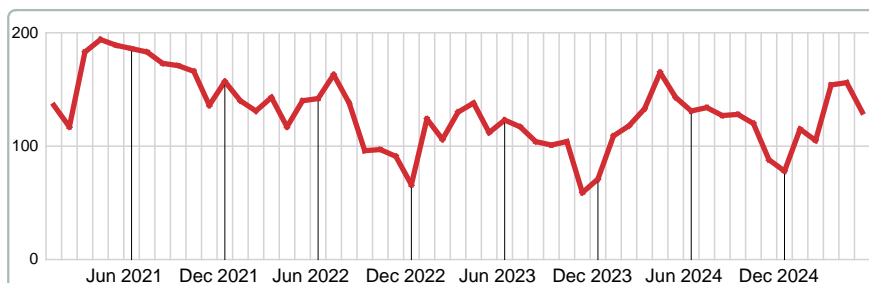
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 143

High Apr 2021 194 Low Nov 2023 59

Pending Listings this month at **130**
below the 5 yr MAY average of **143**

MAR	154		
APR	156		1.30%
MAY	130		-16.67%

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	12		9.23%	21.9	4	7	1	0
\$175,001 - \$225,000	17		13.08%	35.8	0	13	3	1
\$225,001 - \$250,000	13		10.00%	28.8	1	9	3	0
\$250,001 - \$325,000	39		30.00%	70.6	0	23	16	0
\$325,001 - \$375,000	18		13.85%	53.8	0	5	10	3
\$375,001 - \$550,000	18		13.85%	54.1	0	7	9	2
\$550,001 and up	13		10.00%	50.8	1	0	8	4
Total Pending Units	130				6	64	50	10
Total Pending Volume	44,491,391			100%	1.22M	17.13M	19.95M	6.19M
Average Listing Price	\$354,048				\$204,150	\$267,672	\$398,943	\$618,830

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

May 2025



Area Delimited by County Of Wagoner - Residential Property Type

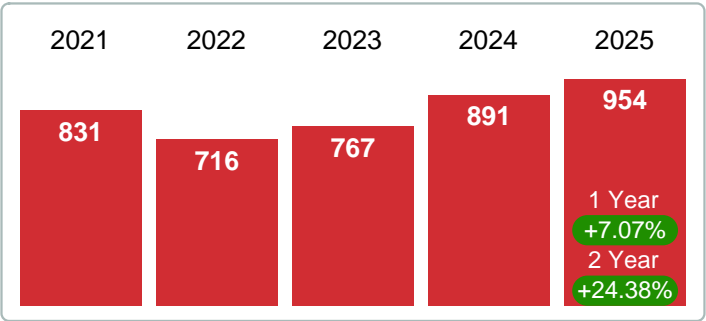
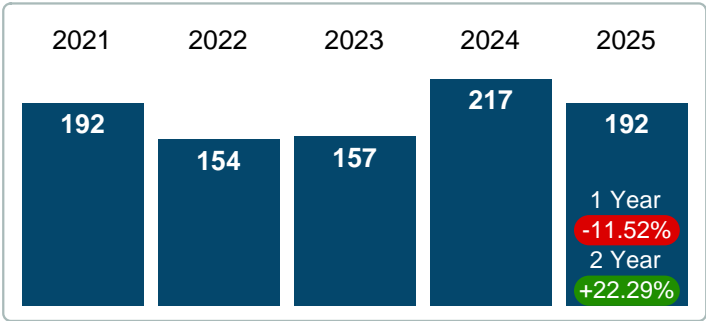


NEW LISTINGS

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MAY

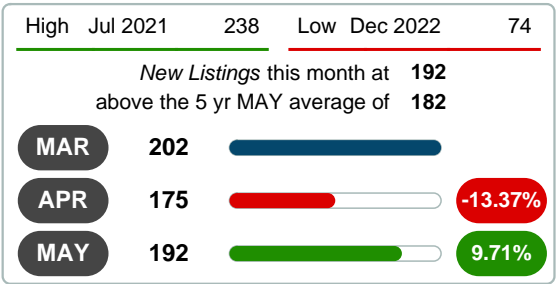
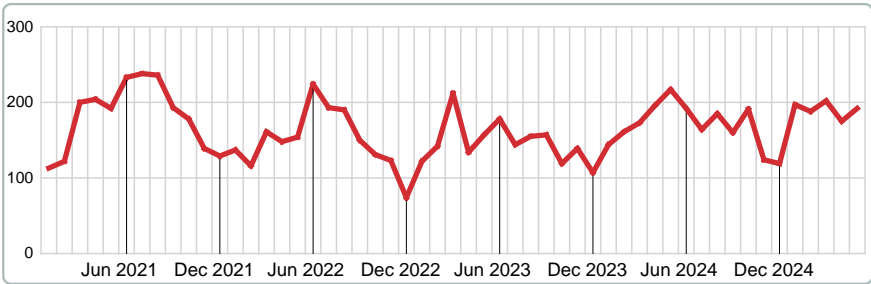
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 182



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$175,000 and less	15	7.81%
\$175,001 - \$225,000	15	7.81%
\$225,001 - \$275,000	42	21.88%
\$275,001 - \$325,000	37	19.27%
\$325,001 - \$400,000	36	18.75%
\$400,001 - \$550,000	24	12.50%
\$550,001 and up	23	11.98%
Total New Listed Units	192	
Total New Listed Volume	70,532,208	100%
Average New Listed Listing Price	\$461,667	

1-2 Beds	3 Beds	4 Beds	5+ Beds
4	9	2	0
0	12	3	0
2	33	7	0
0	19	15	3
0	13	20	3
0	8	14	2
1	7	11	4
7	101	72	12
1.54M	33.20M	29.28M	6.51M
\$220,329	\$328,704	\$406,659	\$542,608

May 2025



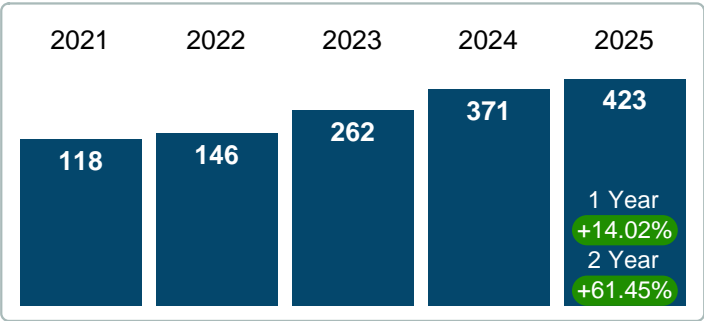
Area Delimited by County Of Wagoner - Residential Property Type



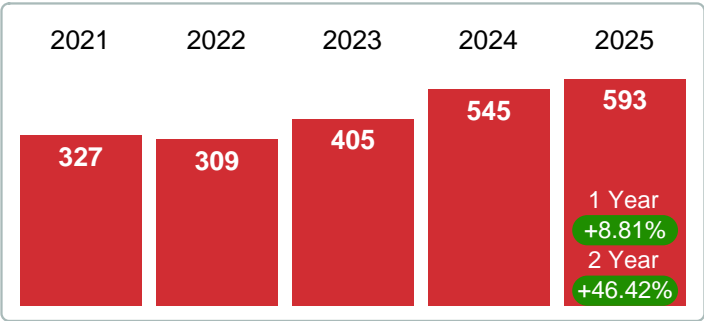
ACTIVE INVENTORY

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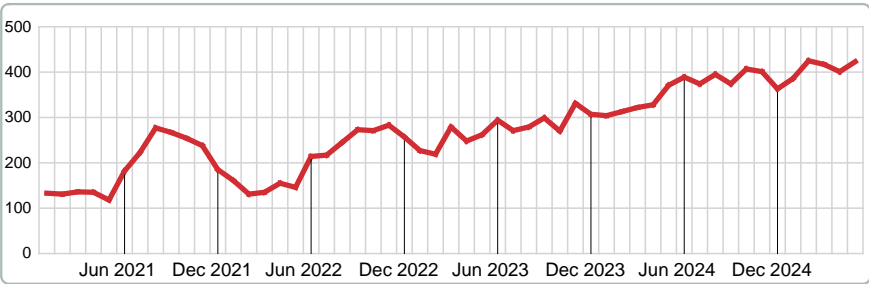
END OF MAY



ACTIVE DURING MAY

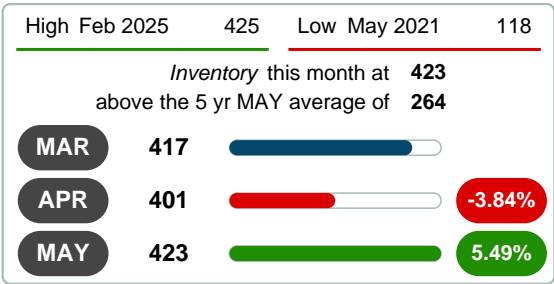


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 264



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	43		10.17%	80.0	14	26	3	0
\$200,001 - \$250,000	43		10.17%	43.1	3	31	8	1
\$250,001 - \$300,000	69		16.31%	76.8	0	43	25	1
\$300,001 - \$375,000	104		24.59%	60.0	1	57	42	4
\$375,001 - \$475,000	61		14.42%	91.4	1	25	32	3
\$475,001 - \$675,000	62		14.66%	93.9	2	17	40	3
\$675,001 and up	41		9.69%	85.3	1	11	18	11
Total Active Inventory by Units				423	22	210	168	23
Total Active Inventory by Volume				176,540,847	5.39M	76.31M	76.51M	18.33M
Average Active Inventory Listing Price				\$417,354	\$245,024	\$363,360	\$455,419	\$797,140

May 2025



Area Delimited by County Of Wagoner - Residential Property Type

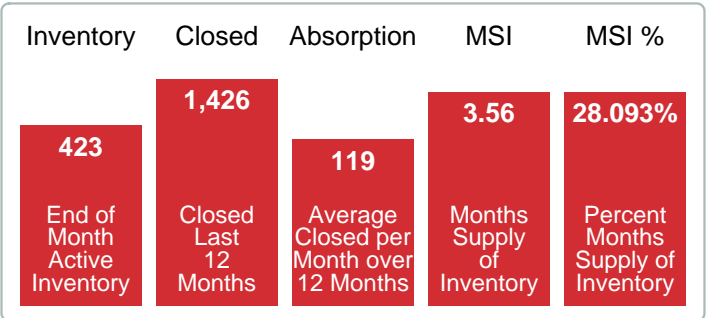
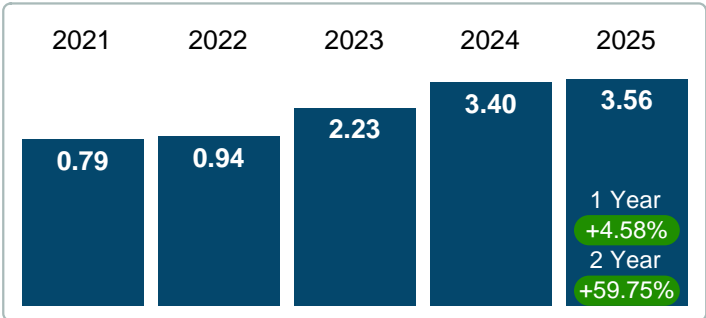


MONTHS SUPPLY of INVENTORY (MSI)

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MSI FOR MAY

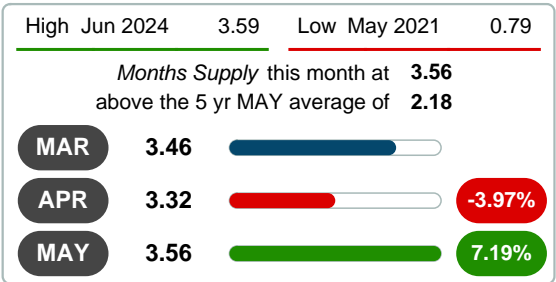
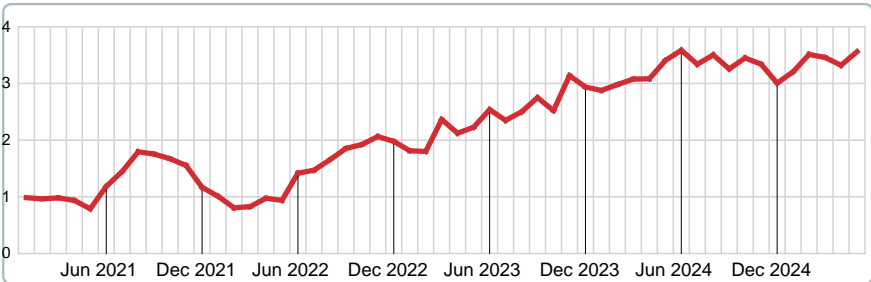
INDICATORS FOR MAY 2025



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 2.18



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	43			10.17%	2.46	3.11	2.26	2.12	0.00
\$200,001 \$250,000	43			10.17%	1.76	4.50	1.54	2.29	6.00
\$250,001 \$300,000	69			16.31%	3.17	0.00	2.65	4.92	6.00
\$300,001 \$375,000	104			24.59%	4.12	12.00	3.91	4.20	6.86
\$375,001 \$475,000	61			14.42%	4.00	6.00	3.19	5.05	3.27
\$475,001 \$675,000	62			14.66%	6.10	24.00	8.87	5.93	2.12
\$675,001 and up	41			9.69%	9.28	0.00	14.67	6.75	11.00
Market Supply of Inventory (MSI)					3.56	3.83	2.88	4.70	5.31
Total Active Inventory by Units				100%	3.56	22	210	168	23

May 2025



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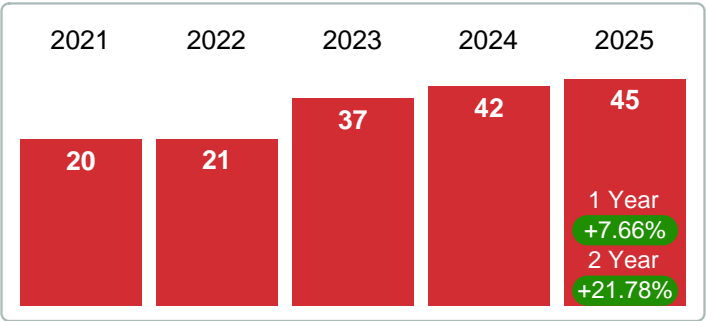
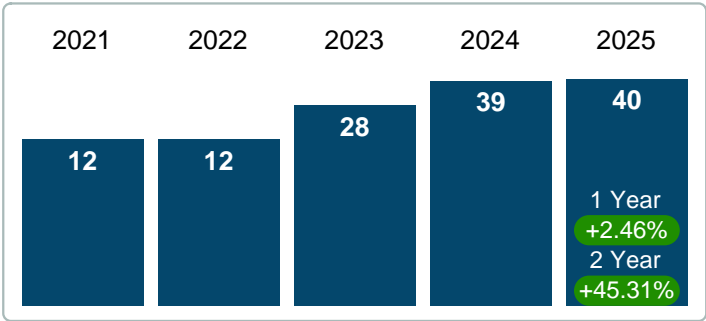


AVERAGE DAYS ON MARKET TO SALE

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

MAY

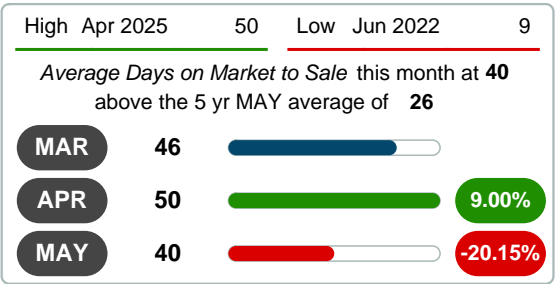
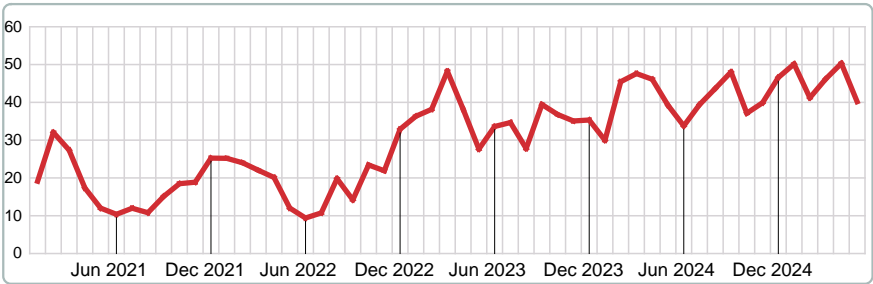
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 26



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
\$175,000 and less	14			9.03%	22	37	19	14	0
\$175,001 - \$200,000	6			3.87%	9	9	8	10	0
\$200,001 - \$250,000	32			20.65%	19	9	15	39	4
\$250,001 - \$300,000	29			18.71%	47	0	31	91	8
\$300,001 - \$350,000	34			21.94%	65	0	51	81	0
\$350,001 - \$475,000	24			15.48%	46	179	47	32	0
\$475,001 and up	16			10.32%	37	0	2	32	66
Average Closed DOM					40	51	30	56	46
Total Closed Units				100%	40	6	91	52	6
Total Closed Volume					49,811,588	1.23M	25.20M	20.03M	3.35M

May 2025



Area Delimited by County Of Wagoner - Residential Property Type

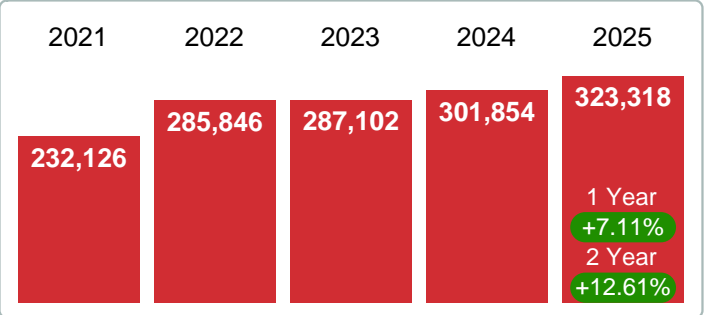
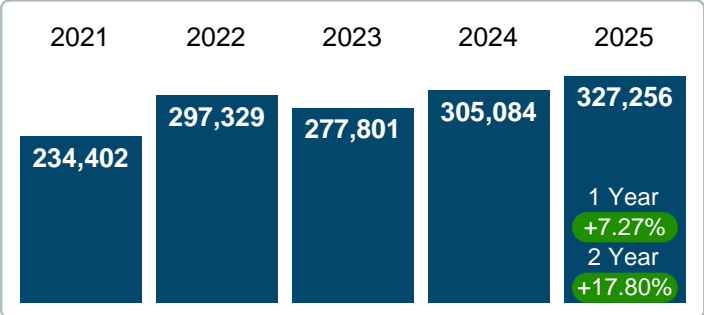


AVERAGE LIST PRICE AT CLOSING

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MAY

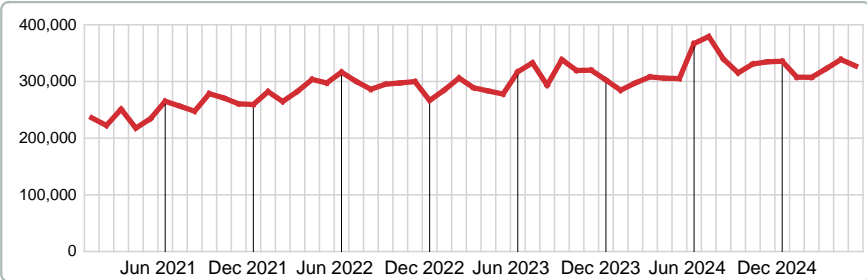
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 288,374



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

Average List Price at Closing this month at **327,256**
above the 5 yr MAY average of **288,374**

MAR

322,598

APR

338,720

5.00%

MAY

327,256

-3.38%

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
\$175,000 and less	15			9.68%	127,620	128,000	123,730	135,000	0
\$175,001 \$200,000	5			3.23%	192,280	349,000	179,875	199,900	0
\$200,001 \$250,000	28			18.06%	227,479	245,000	228,806	232,343	250,000
\$250,001 \$300,000	30			19.35%	278,802	0	280,189	288,645	275,000
\$300,001 \$350,000	35			22.58%	326,453	0	328,333	328,185	0
\$350,001 \$475,000	24			15.48%	404,222	462,500	405,811	421,430	0
\$475,001 and up	18			11.61%	666,019	0	595,000	695,433	718,500
Average List Price			327,256			240,083	279,423	393,418	566,500
Total Closed Units			155	100%	327,256	6	91	52	6
Total Closed Volume			50,724,697			1.44M	25.43M	20.46M	3.40M

May 2025



Area Delimited by County Of Wagoner - Residential Property Type

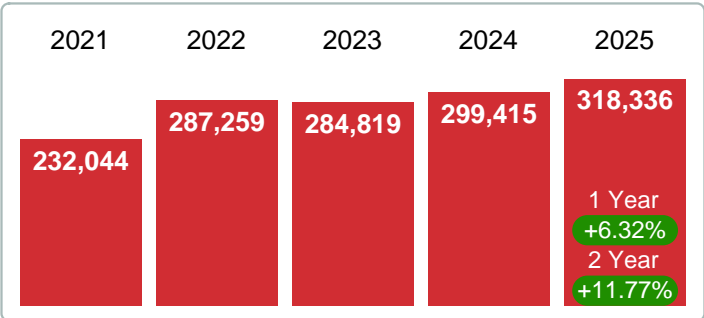
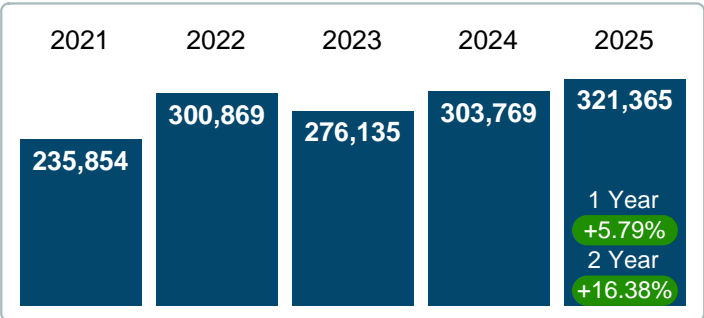


AVERAGE SOLD PRICE AT CLOSING

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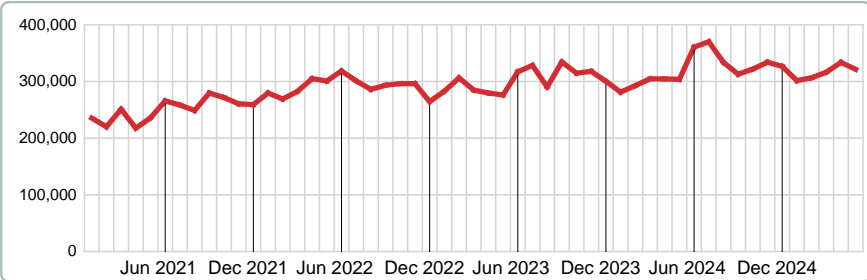
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 287,598



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

Average Sold Price at Closing this month at **321,365**
above the 5 yr MAY average of **287,598**

MAR

316,335

APR

333,482

5.42%

MAY

321,365

-3.63%

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
\$175,000 and less	14			9.03%	121,429	128,000	118,450	131,500	0
\$175,001 \$200,000	6			3.87%	192,617	200,000	188,950	199,900	0
\$200,001 \$250,000	32			20.65%	225,738	243,000	224,560	223,527	250,000
\$250,001 \$300,000	29			18.71%	281,172	0	281,297	280,758	282,000
\$300,001 \$350,000	34			21.94%	325,693	0	325,503	325,906	0
\$350,001 \$475,000	24			15.48%	405,123	402,000	400,851	410,990	0
\$475,001 and up	16			10.32%	673,861	0	589,000	678,378	705,000
Average Sold Price					321,365	204,833	276,965	385,131	558,667
Total Closed Units				100%	321,365	6	91	52	6
Total Closed Volume					49,811,588	1.23M	25.20M	20.03M	3.35M

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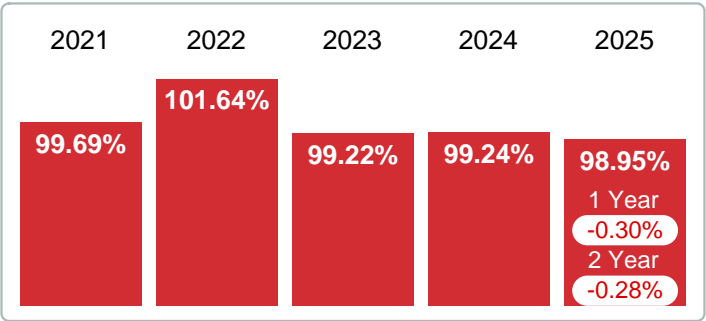
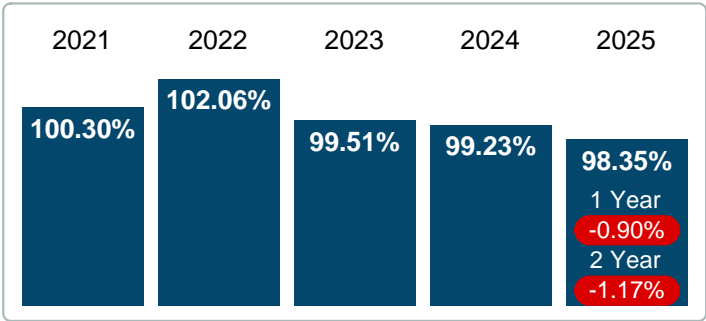


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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MAY

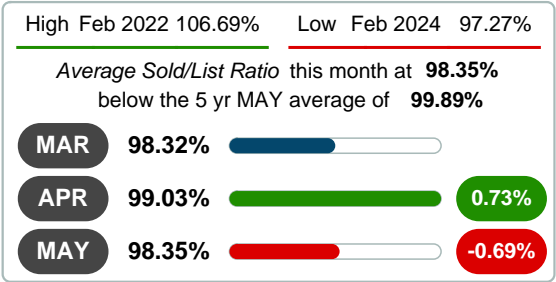
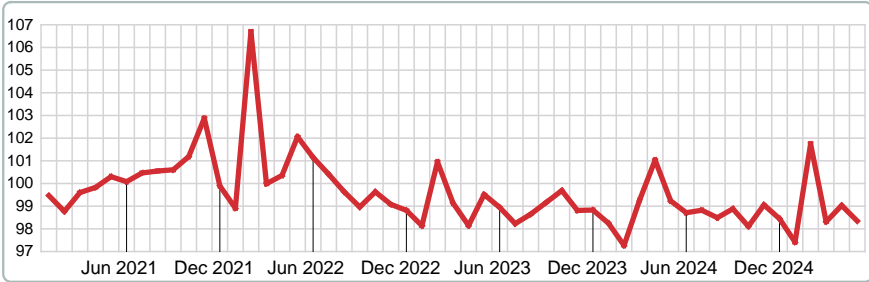
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 99.89%



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
\$175,000 and less	14	9.03%	96.04%	100.00%	94.72%	97.41%	0.00%
\$175,001 - \$200,000	6	3.87%	96.29%	57.31%	105.11%	100.00%	0.00%
\$200,001 - \$250,000	32	20.65%	98.18%	99.18%	98.49%	96.44%	100.00%
\$250,001 - \$300,000	29	18.71%	99.66%	0.00%	100.43%	97.39%	102.55%
\$300,001 - \$350,000	34	21.94%	99.23%	0.00%	99.14%	99.34%	0.00%
\$350,001 - \$475,000	24	15.48%	97.85%	86.92%	98.77%	97.76%	0.00%
\$475,001 and up	16	10.32%	97.94%	0.00%	98.98%	97.84%	97.65%
Average Sold/List Ratio		98.30%		90.57%	98.97%	98.09%	98.86%
Total Closed Units		155	100%	6	91	52	6
Total Closed Volume		49,811,588		1.23M	25.20M	20.03M	3.35M

May 2025



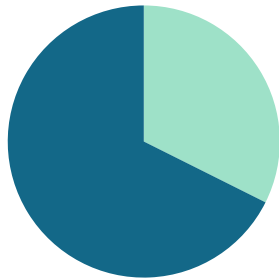
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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INVENTORY



Inventory

New Listings
192 = 32.38%

Start Inventory
401

Total Inventory Units
593

Volume
\$238,738,243

Market Activity

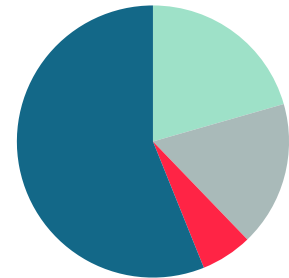
Closed Sales
155 = 20.56%

Pending Sales
130 = 17.24%

Other Off Market
46 = 6.10%

Active Inventory
423 = 56.10%

MARKET ACTIVITY



Compared Metrics	2024	May 2025	+/-%	2024	Year to Date 2025	+/-%
Closed Sales	178	155	-12.92%	588	565	-3.91%
Pending Sales	143	130	-9.09%	668	660	-1.20%
New Listings	217	192	-11.52%	891	954	7.07%
Average List Price	305,084	327,256	7.27%	301,854	323,318	7.11%
Average Sale Price	303,769	321,365	5.79%	299,415	318,336	6.32%
Average Percent of Selling Price to List Price	99.23%	98.35%	-0.90%	99.24%	98.95%	-0.30%
Average Days on Market to Sale	39.21	40.17	2.46%	42.03	45.25	7.66%
Monthly Inventory	371	423	14.02%	371	423	14.02%
Months Supply of Inventory	3.40	3.56	4.58%	3.40	3.56	4.58%

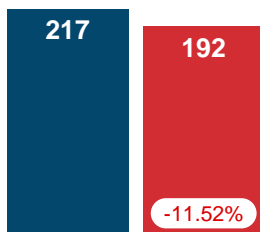
Absorption: Last 12 months, an Average of 119 Sales/Month**Inventory** on May 31, 2025 = 423

2024 2025

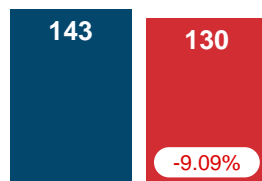
MAY MARKET

AVERAGE PRICES

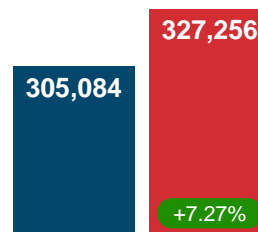
New Listings



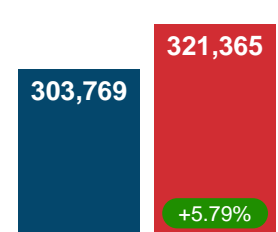
Pending Listings



List Price



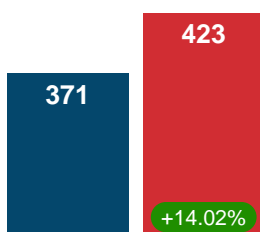
Sale Price



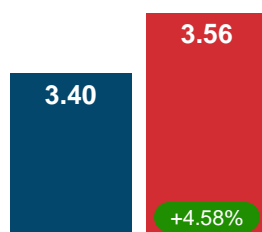
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

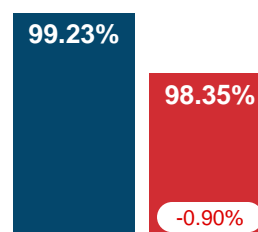
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

