

May 2025



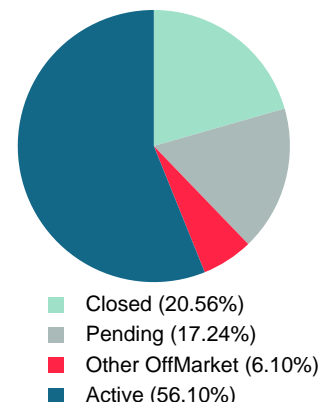
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	288,700	300,000	3.91%
Median Sale Price	285,000	298,000	4.56%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	14.00	18.00	28.57%
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.

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 **4.56%** in May 2025 to \$298,000 versus the previous year at \$285,000.

Median Days on Market Lengthens

The median number of **18.00** days that homes spent on the market before selling increased by 4.00 days or **28.57%** in May 2025 compared to last year's same month at **14.00** DOM.

Sales Success for May 2025 is Positive

Overall, with Median 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

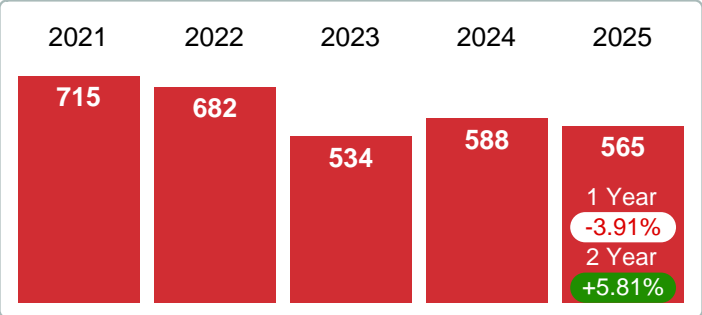
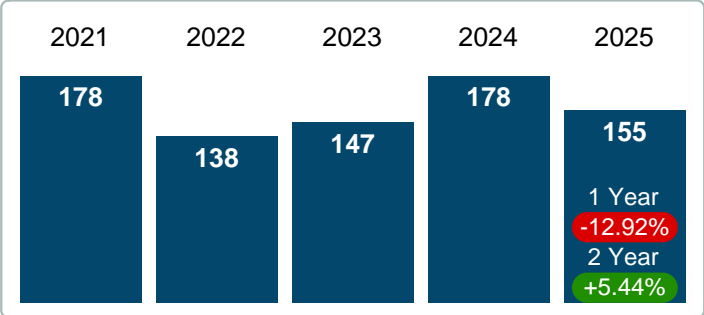


CLOSED LISTINGS

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MAY

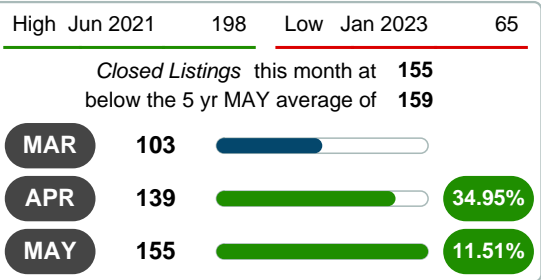
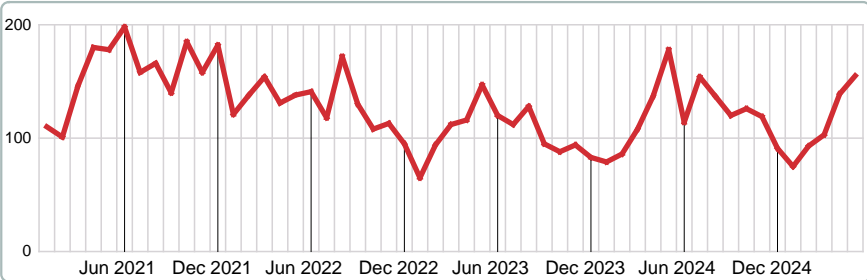
YEAR TO DATE (YTD)



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				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	14			9.03%	4.5	3	10	1	0
\$175,001 \$200,000	6			3.87%	7.0	1	4	1	0
\$200,001 \$250,000	32			20.65%	10.0	1	24	6	1
\$250,001 \$300,000	29			18.71%	23.0	0	20	8	1
\$300,001 \$350,000	34			21.94%	39.0	0	18	16	0
\$350,001 \$475,000	24			15.48%	26.0	1	13	10	0
\$475,001 and up	16			10.32%	9.5	0	2	10	4
Total Closed Units				155		6	91	52	6
Total Closed Volume				49,811,588	100%	1.23M	25.20M	20.03M	3.35M
Median Closed Price				\$298,000		\$167,500	\$275,000	\$329,000	\$537,500

May 2025



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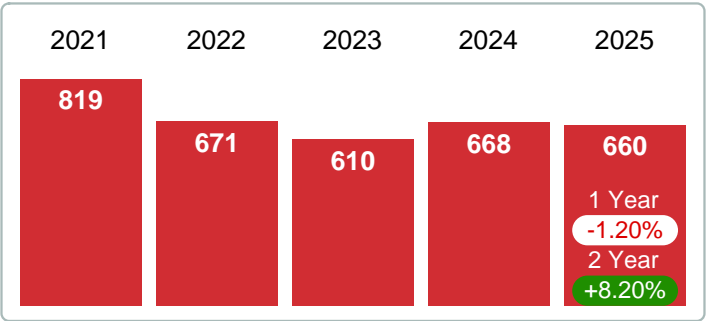
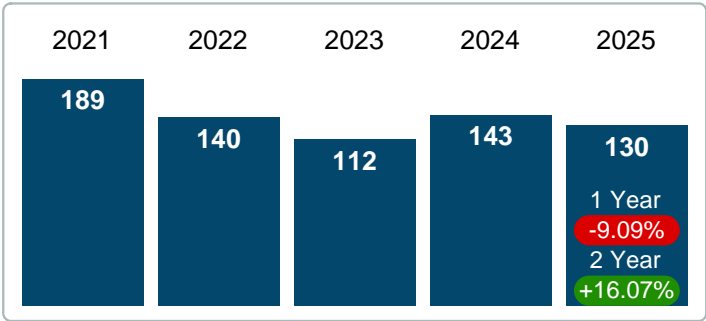


PENDING LISTINGS

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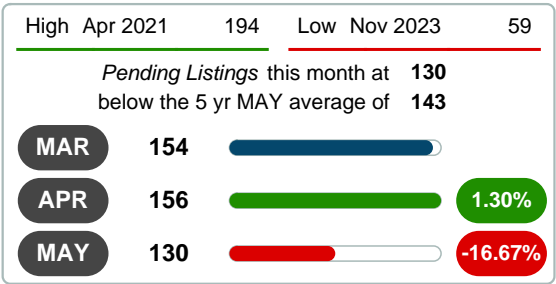
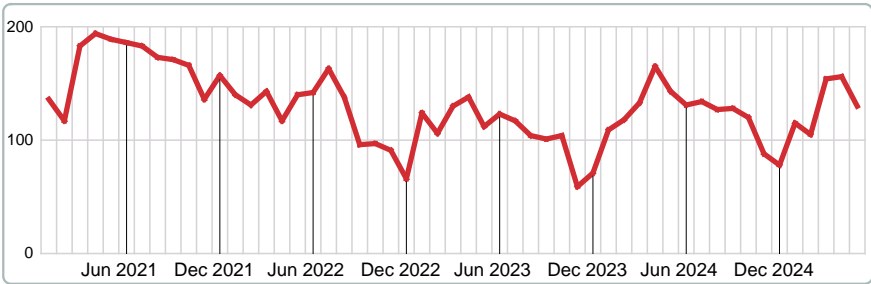
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 143



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	12			9.23%	11.5	4	7	1	0
\$175,001 - \$225,000	17			13.08%	20.0	0	13	3	1
\$225,001 - \$250,000	13			10.00%	7.0	1	9	3	0
\$250,001 - \$325,000	39			30.00%	50.0	0	23	16	0
\$325,001 - \$375,000	18			13.85%	36.0	0	5	10	3
\$375,001 - \$550,000	18			13.85%	23.0	0	7	9	2
\$550,001 and up	13			10.00%	32.0	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
Median Listing Price				\$305,413		\$134,950	\$263,500	\$330,000	\$449,500

May 2025



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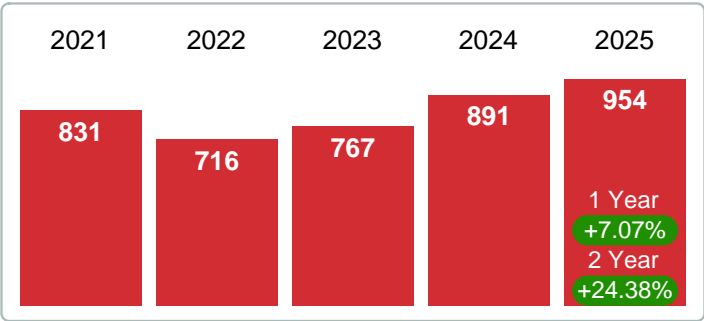
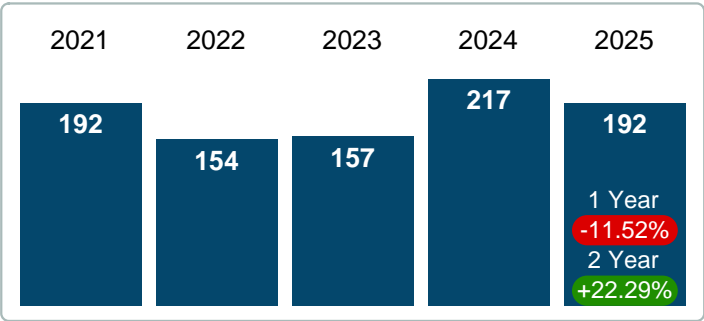


NEW LISTINGS

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MAY

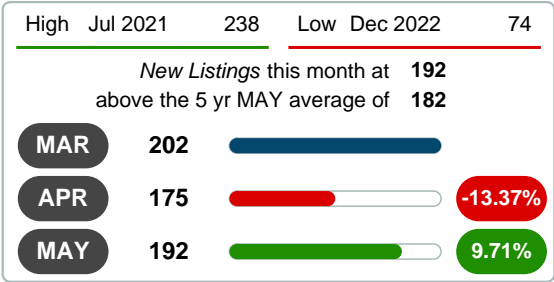
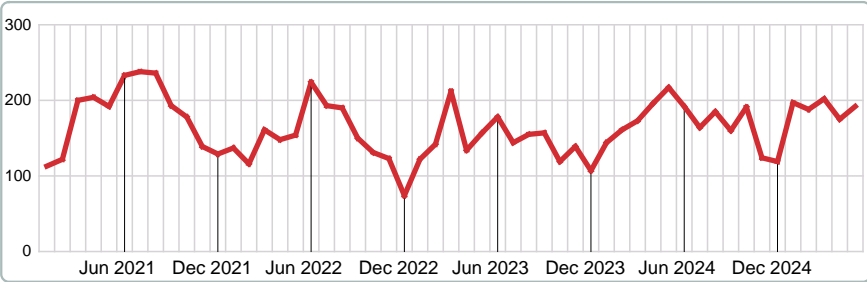
YEAR TO DATE (YTD)



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%
Median New Listed Listing Price	\$312,559	

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
\$144,900	\$270,000	\$342,500	\$395,500

May 2025



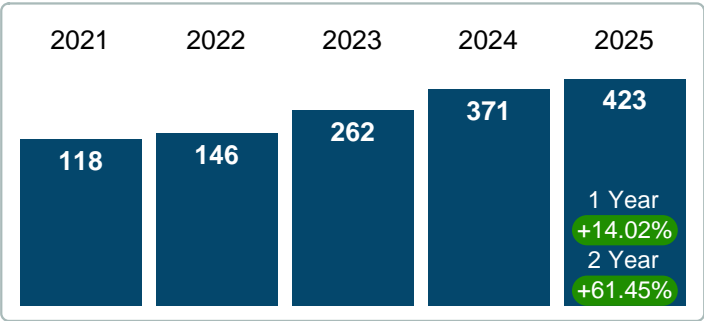
Area Delimited by County Of Wagoner - Residential Property Type



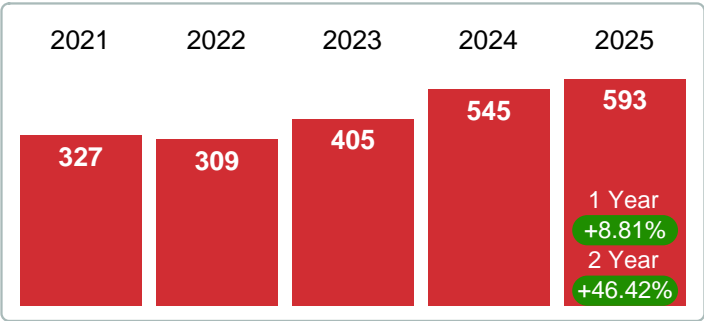
ACTIVE INVENTORY

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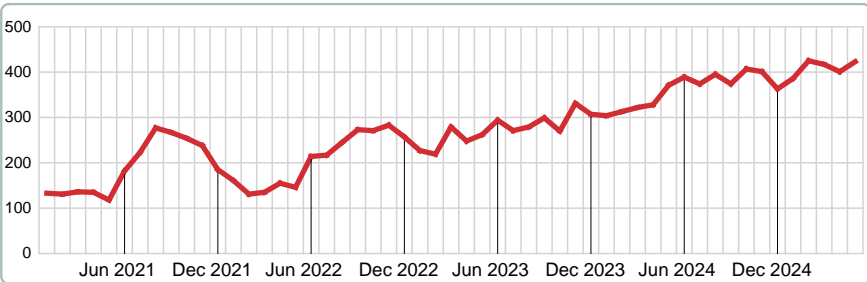
END OF MAY



ACTIVE DURING MAY

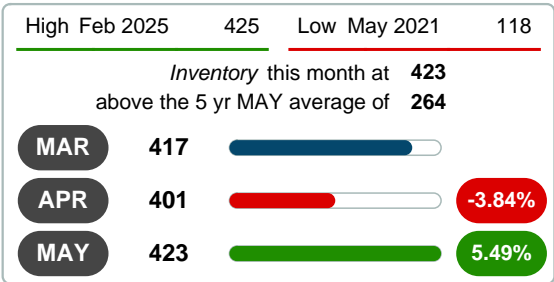


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 264



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	43			10.17%	78.0	14	26	3	0
\$200,001 - \$250,000	43			10.17%	29.0	3	31	8	1
\$250,001 - \$300,000	69			16.31%	56.0	0	43	25	1
\$300,001 - \$375,000	104			24.59%	38.0	1	57	42	4
\$375,001 - \$475,000	61			14.42%	74.0	1	25	32	3
\$475,001 - \$675,000	62			14.66%	77.0	2	17	40	3
\$675,001 and up	41			9.69%	74.0	1	11	18	11
Total Active Inventory by Units				423		22	210	168	23
Total Active Inventory by Volume				176,540,847	100%	5.39M	76.31M	76.51M	18.33M
Median Active Inventory Listing Price				\$335,700		\$136,506	\$305,885	\$399,864	\$675,000

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Area Delimited by County Of Wagoner - Residential Property Type

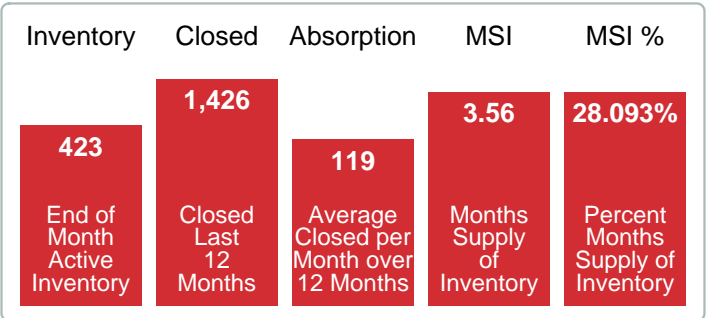
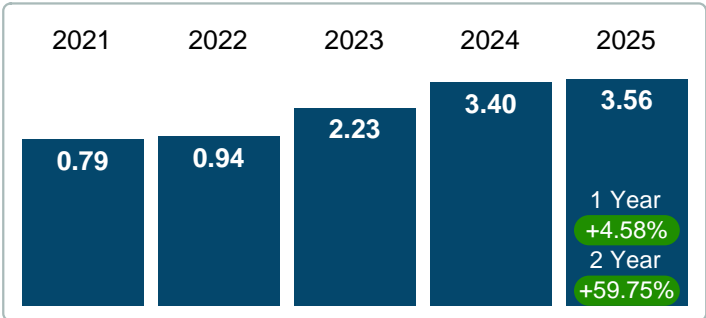


MONTHS SUPPLY of INVENTORY (MSI)

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MSI FOR MAY

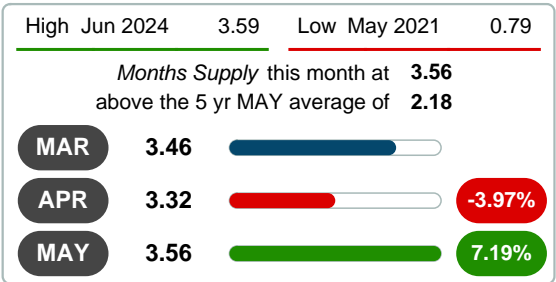
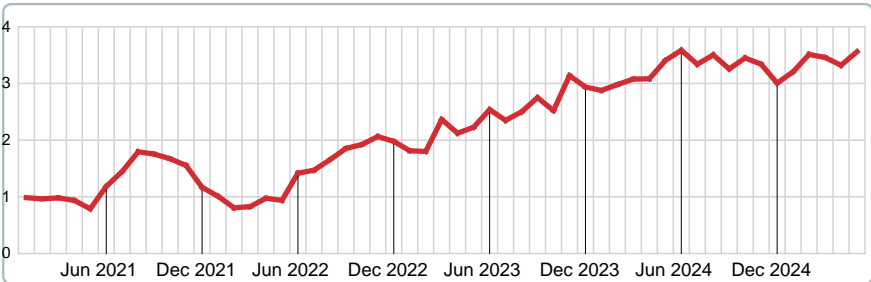
INDICATORS FOR MAY 2025



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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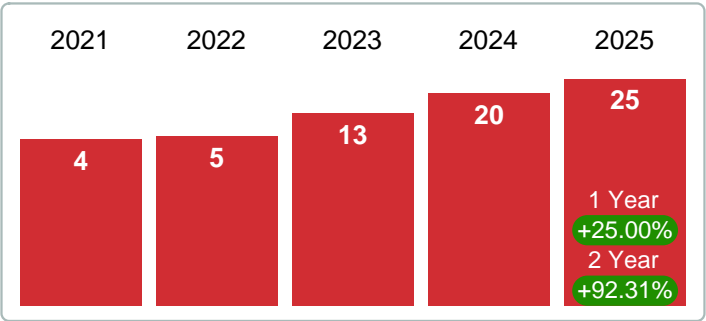
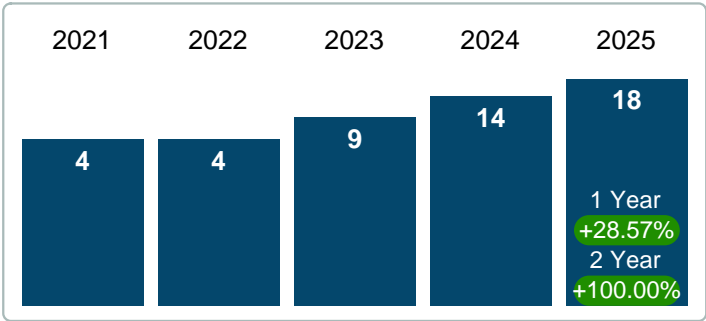


MEDIAN DAYS ON MARKET TO SALE

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MAY

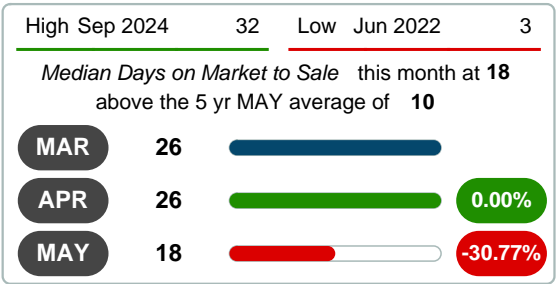
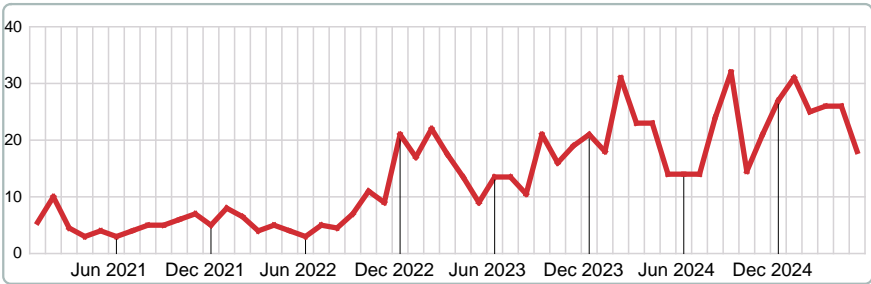
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 10



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
\$175,000 and less	14	9.03%	5	2	5	14	0
\$175,001 - \$200,000	6	3.87%	7	9	4	10	0
\$200,001 - \$250,000	32	20.65%	10	9	10	29	4
\$250,001 - \$300,000	29	18.71%	23	0	19	53	8
\$300,001 - \$350,000	34	21.94%	39	0	35	72	0
\$350,001 - \$475,000	24	15.48%	26	179	27	9	0
\$475,001 and up	16	10.32%	10	0	2	17	45
Median Closed DOM	18			9	15	38	8
Total Closed Units	155	100%	18.0	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

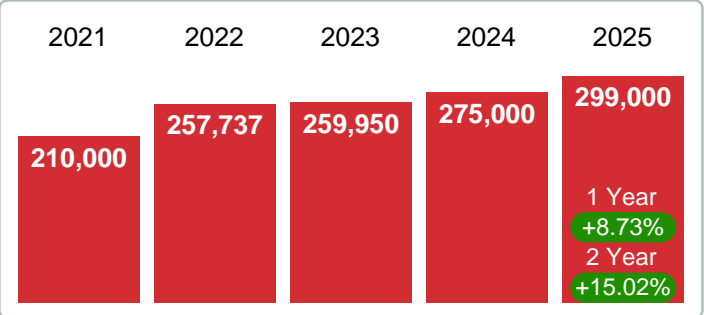
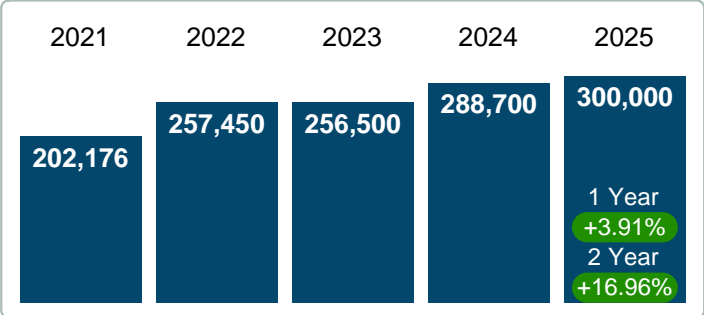


MEDIAN LIST PRICE AT CLOSING

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MAY

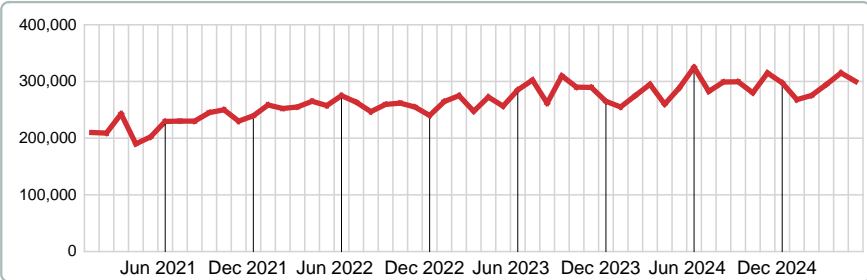
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 260,965



High Jun 2024 325,000 Low Apr 2021 189,950

Median List Price at Closing this month at **300,000**
above the 5 yr MAY average of **260,965**

MAR

294,500

APR

315,000

6.96%

MAY

300,000

-4.76%

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
\$175,000 and less	15		9.68%	135,000	130,000	135,000	135,000	0
\$175,001 \$200,000	5		3.23%	196,500	0	190,750	199,900	0
\$200,001 \$250,000	28		18.06%	226,450	245,000	224,313	232,080	250,000
\$250,001 \$300,000	30		19.35%	276,500	0	277,000	278,000	275,000
\$300,001 \$350,000	35		22.58%	324,000	349,000	325,000	319,900	0
\$350,001 \$475,000	24		15.48%	393,750	462,500	384,400	409,900	0
\$475,001 and up	18		11.61%	557,500	0	565,000	539,500	642,000
Median List Price		300,000			190,000	275,000	329,500	567,500
Total Closed Units		155	100%	300,000	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

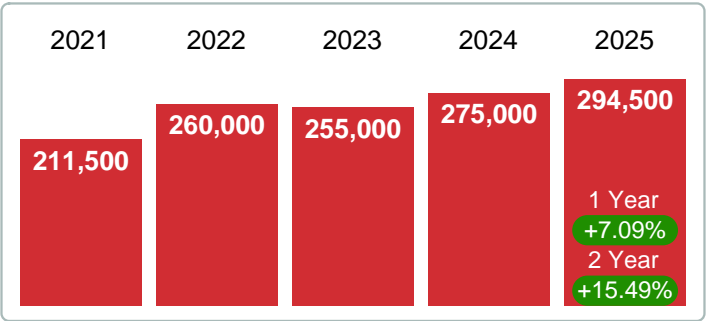
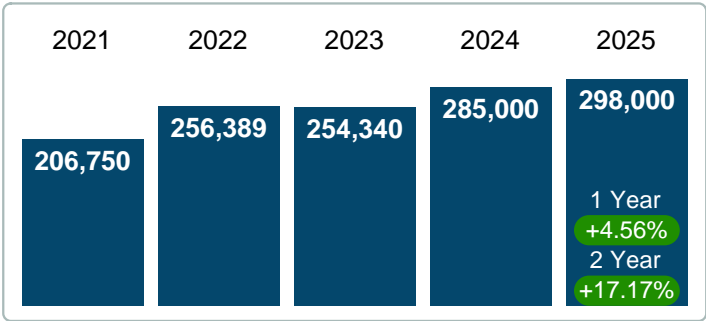


MEDIAN SOLD PRICE AT CLOSING

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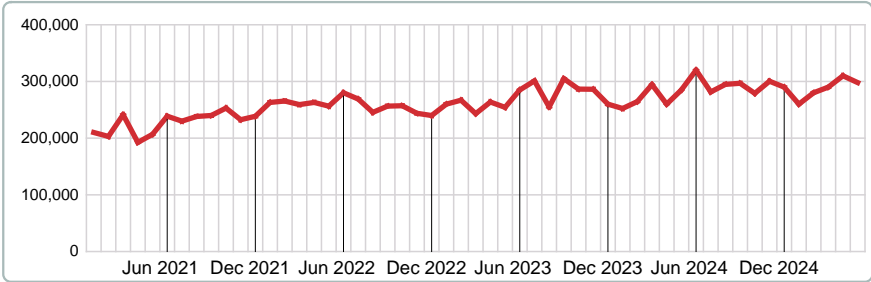
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 260,096



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

Median Sold Price at Closing this month at **298,000**
above the 5 yr MAY average of **260,096**

MAR

290,000

APR

310,000

6.90%

MAY

298,000

-3.87%

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
\$175,000 and less	14	9.03%	126,750	130,000	123,250	131,500	0
\$175,001 \$200,000	6	3.87%	199,950	200,000	189,400	199,900	0
\$200,001 \$250,000	32	20.65%	225,000	243,000	224,313	220,000	250,000
\$250,001 \$300,000	29	18.71%	282,000	0	282,230	281,711	282,000
\$300,001 \$350,000	34	21.94%	324,900	0	324,950	323,051	0
\$350,001 \$475,000	24	15.48%	401,000	402,000	384,900	412,450	0
\$475,001 and up	16	10.32%	554,000	0	589,000	530,000	627,500
Median Sold Price			298,000	167,500	275,000	329,000	537,500
Total Closed Units		100%	298,000	6	91	52	6
Total Closed Volume			49,811,588	1.23M	25.20M	20.03M	3.35M

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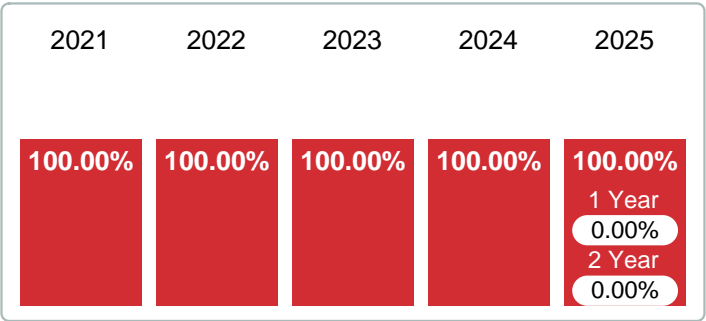
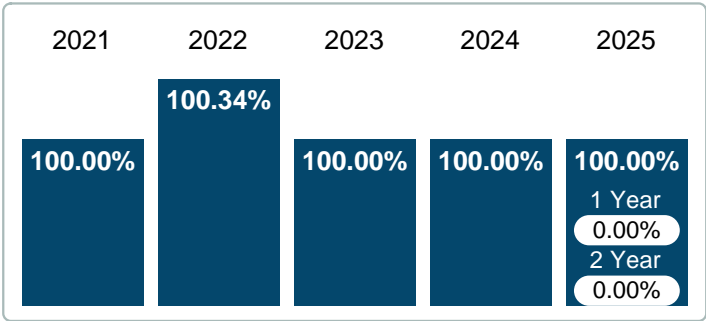


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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MAY

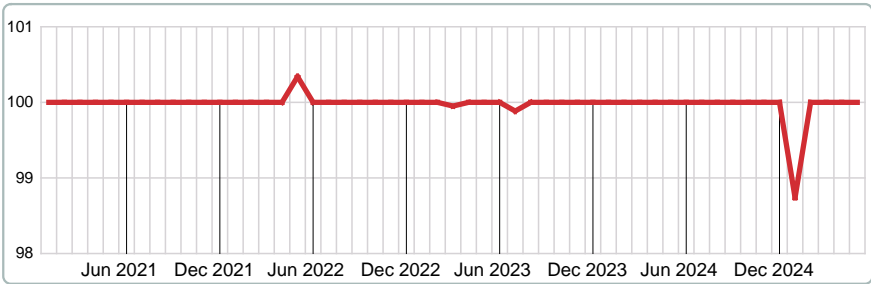
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 100.07%



High May 2022 100.34% Low Jan 2025 98.74%

Median Sold/List Ratio this month at 100.00%
equal to 5 yr MAY average of 100.07%

MAR

100.00%

APR

100.00%

0.00%

MAY

100.00%

0.00%

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

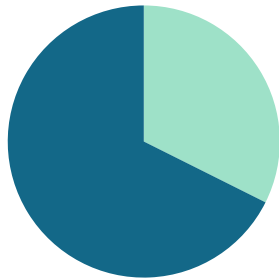
Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	14	9.03%	99.40%	100.00%	97.77%	97.41%	0.00%
\$175,001 \$200,000	6	3.87%	103.48%	57.31%	105.27%	100.00%	0.00%
\$200,001 \$250,000	32	20.65%	100.00%	99.18%	100.00%	100.00%	100.00%
\$250,001 \$300,000	29	18.71%	100.00%	0.00%	100.00%	97.42%	102.55%
\$300,001 \$350,000	34	21.94%	100.00%	0.00%	100.00%	99.85%	0.00%
\$350,001 \$475,000	24	15.48%	98.51%	86.92%	98.61%	98.48%	0.00%
\$475,001 and up	16	10.32%	98.88%	0.00%	98.98%	97.70%	100.00%
Median Sold/List Ratio		100.00%		99.59%	100.00%	99.15%	100.00%
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

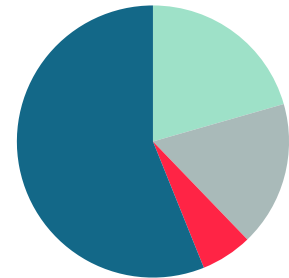
Market Activity

Closed Sales
155 = 20.56%

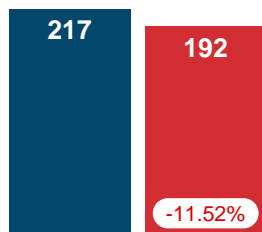
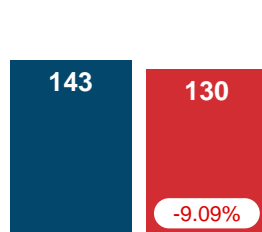
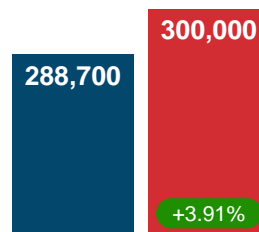
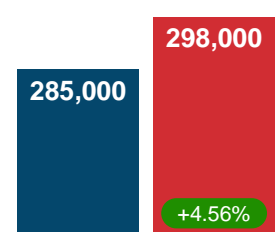
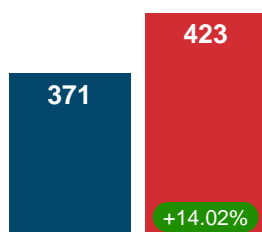
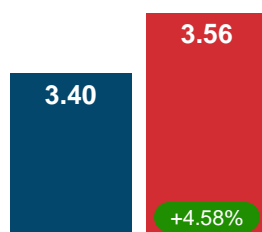
Pending Sales
130 = 17.24%

Other Off Market
46 = 6.10%

Active Inventory
423 = 56.10%

MARKET ACTIVITY

Compared Metrics	May			Year to Date		
	2024	2025	+/-%	2024	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%
Median List Price	288,700	300,000	3.91%	275,000	299,000	8.73%
Median Sale Price	285,000	298,000	4.56%	275,000	294,500	7.09%
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	14.00	18.00	28.57%	20.00	25.00	25.00%
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****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**