

June 2025



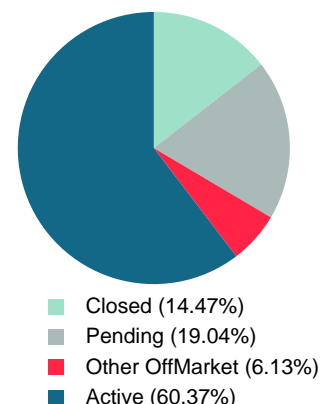
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	June 2025	+/- %
Closed Listings	114	111	-2.63%
Pending Listings	131	146	11.45%
New Listings	192	217	13.02%
Average List Price	366,876	334,447	-8.84%
Average Sale Price	360,491	333,697	-7.43%
Average Percent of Selling Price to List Price	98.71%	103.63%	4.98%
Average Days on Market to Sale	33.77	45.64	35.14%
End of Month Inventory	389	463	19.02%
Months Supply of Inventory	3.59	3.90	8.90%



Absorption: Last 12 months, an Average of **119** Sales/Month
Active Inventory as of June 30, 2025 = **463**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2025 rose **19.02%** to 463 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 **3.90** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **7.43%** in June 2025 to \$333,697 versus the previous year at \$360,491.

Average Days on Market Lengthens

The average number of **45.64** days that homes spent on the market before selling increased by 11.87 days or **35.14%** in June 2025 compared to last year's same month at **33.77** DOM.

Sales Success for June 2025 is Positive

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

There were 217 New Listings in June 2025, up **13.02%** from last year at 192. Furthermore, there were 111 Closed Listings this month versus last year at 114, a **-2.63%** decrease.

Closed versus Listed trends yielded a **51.2%** ratio, down from previous year's, June 2024, at **59.4%**, a **13.85%** 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

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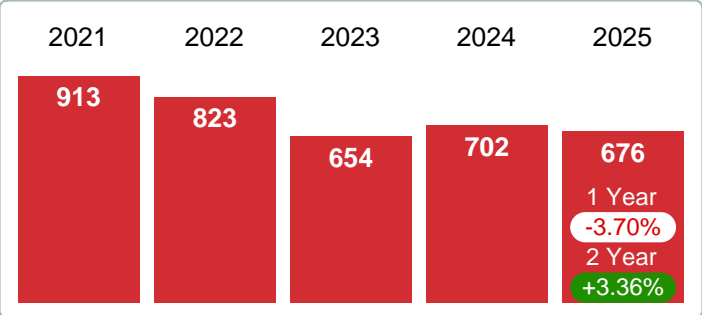
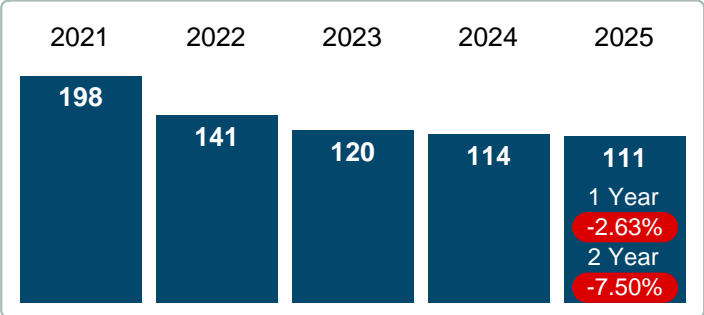


CLOSED LISTINGS

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

JUNE

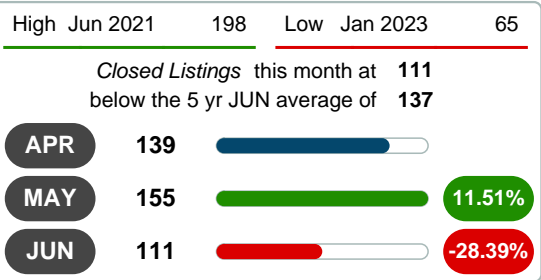
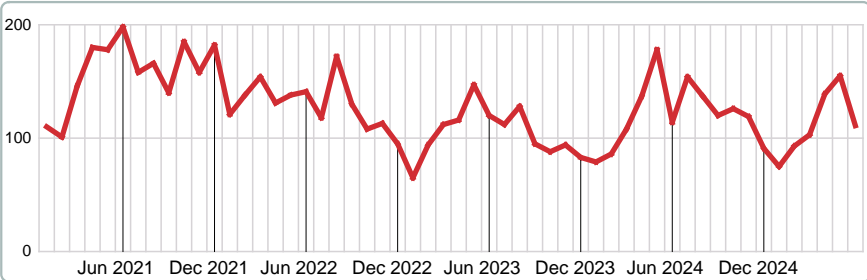
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 137



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	8	<div></div>		7.21%	16.4	2	5	1	0
\$150,001 - \$200,000	11	<div></div>		9.91%	20.6	0	8	2	1
\$200,001 - \$225,000	13	<div></div>		11.71%	50.1	1	11	1	0
\$225,001 - \$300,000	34	<div></div>		30.63%	25.3	0	26	7	1
\$300,001 - \$425,000	18	<div></div>		16.22%	83.8	0	9	7	2
\$425,001 - \$525,000	15	<div></div>		13.51%	50.6	0	4	10	1
\$525,001 and up	12	<div></div>		10.81%	77.4	0	4	5	3
Total Closed Units		111		100%	45.6	3	67	33	8
Total Closed Volume		37,040,379				456.00K	18.64M	13.35M	4.59M
Average Closed Price		\$333,697				\$152,000	\$278,264	\$404,476	\$574,125

June 2025



Area Delimited by County Of Wagoner - Residential Property Type

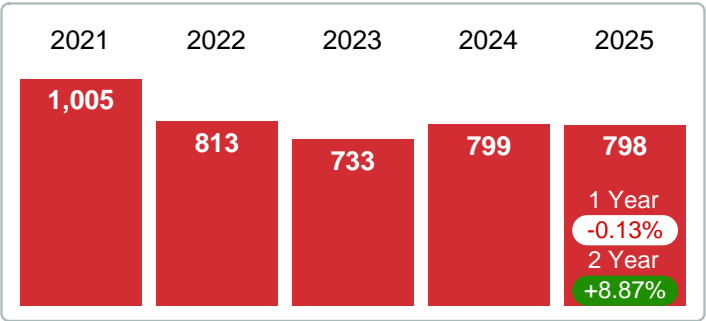
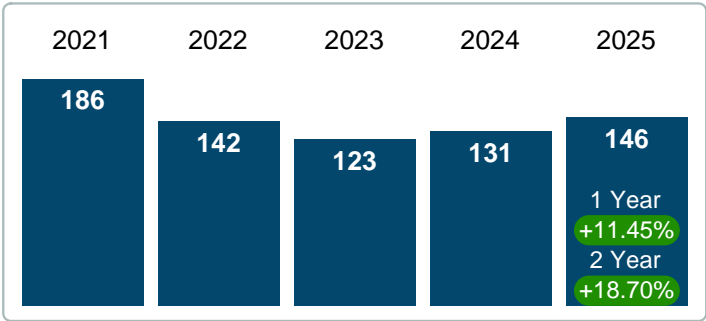


PENDING LISTINGS

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JUNE

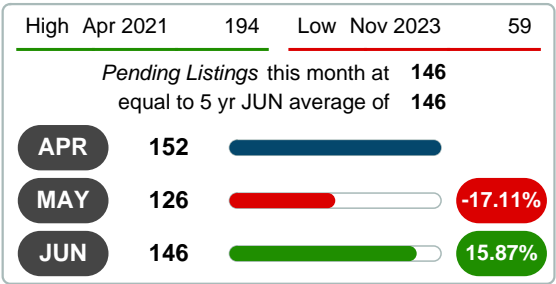
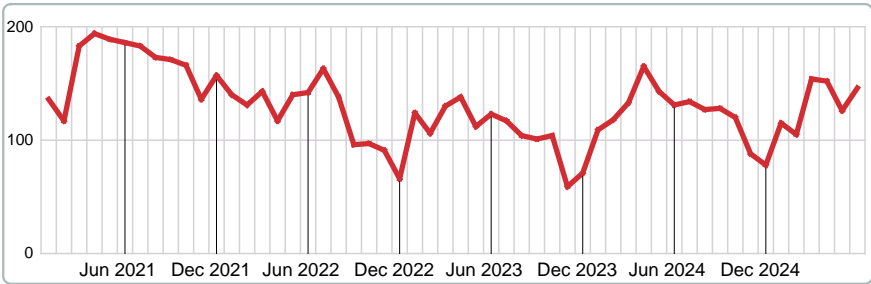
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 146



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9			6.16%	30.4	6	3	0	0
\$125,001 - \$225,000	23			15.75%	41.4	1	20	2	0
\$225,001 - \$250,000	21			14.38%	47.3	2	11	7	1
\$250,001 - \$325,000	34			23.29%	51.6	0	23	9	2
\$325,001 - \$375,000	21			14.38%	51.6	0	7	14	0
\$375,001 - \$500,000	21			14.38%	30.7	0	12	7	2
\$500,001 and up	17			11.64%	50.1	0	5	10	2
Total Pending Units					146	9	81	49	7
Total Pending Volume					48,544,242	1.12M	23.63M	19.42M	4.37M
Average Listing Price					\$332,495	\$123,926	\$291,748	\$396,424	\$624,651

June 2025



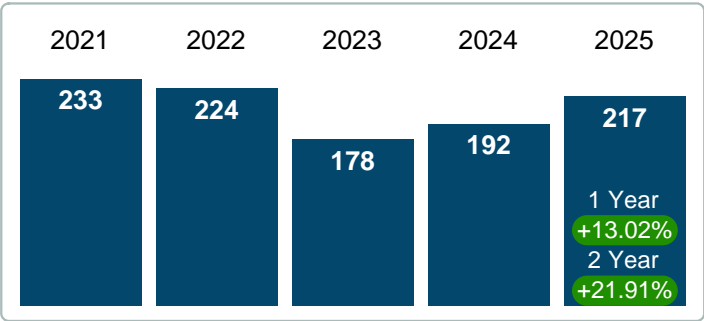
Area Delimited by County Of Wagoner - Residential Property Type



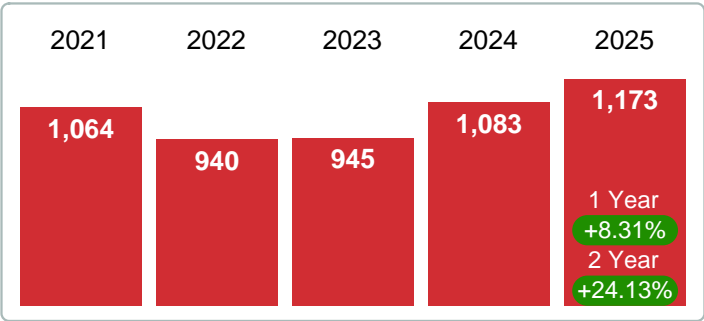
NEW LISTINGS

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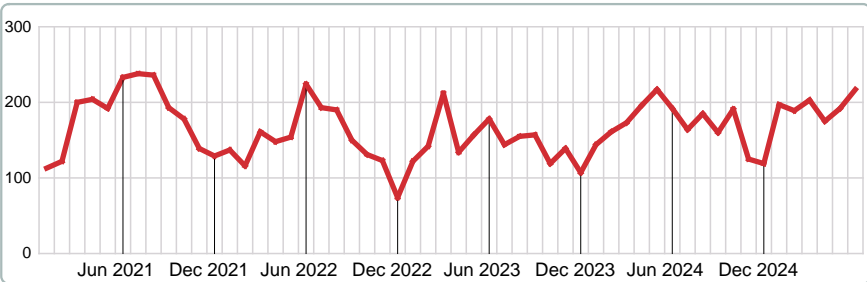
JUNE



YEAR TO DATE (YTD)

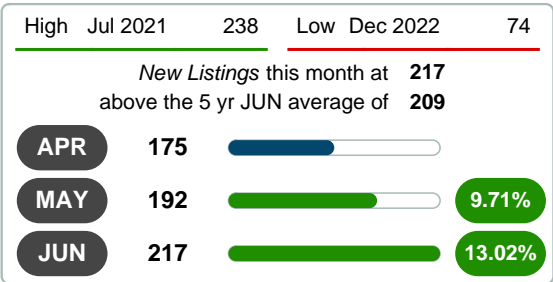


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 209



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			%
\$175,000 and less	21		9.68%
\$175,001 - \$225,000	19		8.76%
\$225,001 - \$250,000	22		10.14%
\$250,001 - \$325,000	61		28.11%
\$325,001 - \$400,000	38		17.51%
\$400,001 - \$625,000	34		15.67%
\$625,001 and up	22		10.14%
Total New Listed Units			217
Total New Listed Volume			81,163,375
Average New Listed Listing Price			\$374,025

1-2 Beds	3 Beds	4 Beds	5+ Beds
7	9	5	0
1	17	1	0
0	18	4	0
0	39	22	0
1	22	14	1
0	14	19	1
0	4	13	5
9	123	78	7
1.04M	37.91M	34.64M	7.57M
\$115,256	\$308,211	\$444,120	\$1,082,110

June 2025



Area Delimited by County Of Wagoner - Residential Property Type

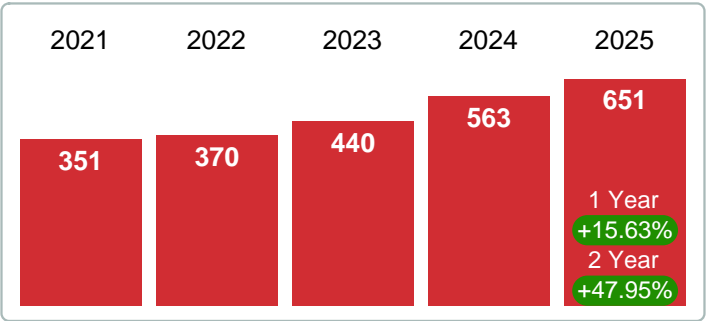
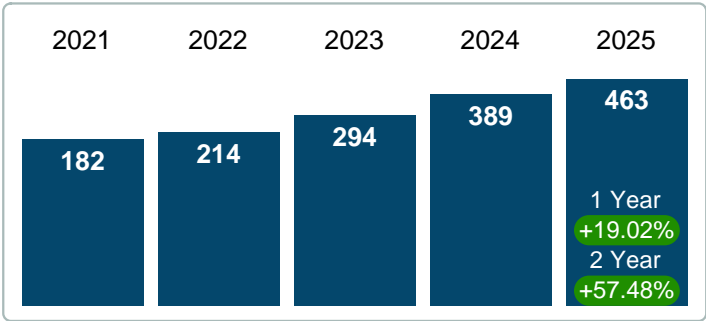


ACTIVE INVENTORY

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

END OF JUNE

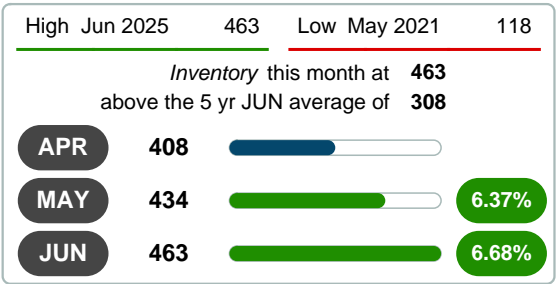
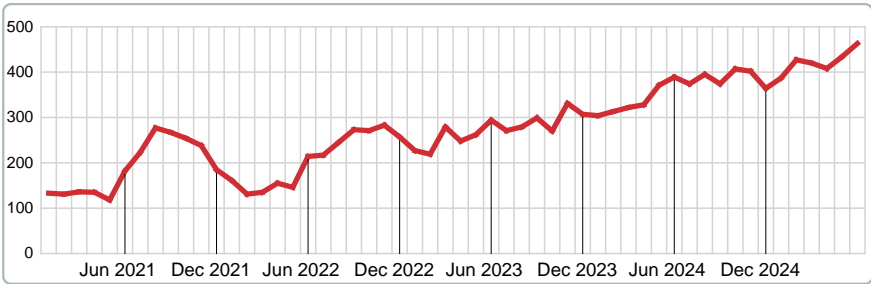
ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 308



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	44	<div></div>	9.50%	67.3	13	24	7	0
\$200,001 - \$250,000	51	<div></div>	11.02%	42.1	2	44	5	0
\$250,001 - \$275,000	37	<div></div>	7.99%	60.5	0	26	11	0
\$275,001 - \$375,000	141	<div></div>	30.45%	74.6	2	77	58	4
\$375,001 - \$500,000	82	<div></div>	17.71%	95.1	1	38	39	4
\$500,001 - \$675,000	61	<div></div>	13.17%	94.7	1	14	44	2
\$675,001 and up	47	<div></div>	10.15%	83.3	1	10	23	13
Total Active Inventory by Units		463	100%	76.3	20	233	187	23
Total Active Inventory by Volume		193,521,872			4.51M	81.32M	86.70M	20.99M
Average Active Inventory Listing Price		\$417,974			\$225,670	\$349,004	\$463,616	\$912,796

June 2025



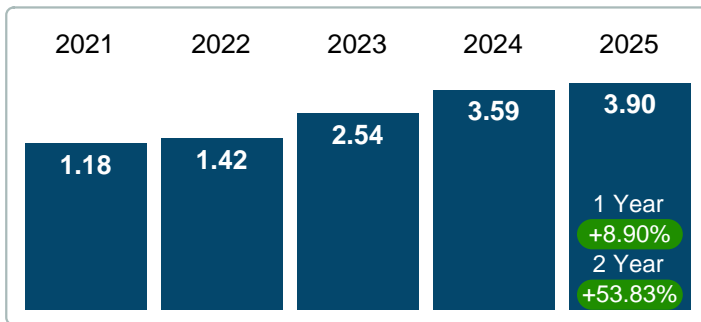
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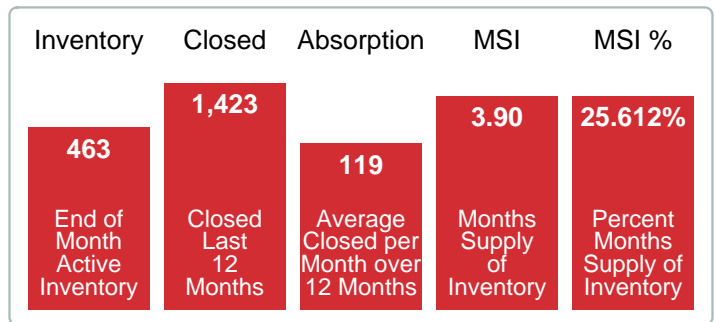
MONTHS SUPPLY of INVENTORY (MSI)

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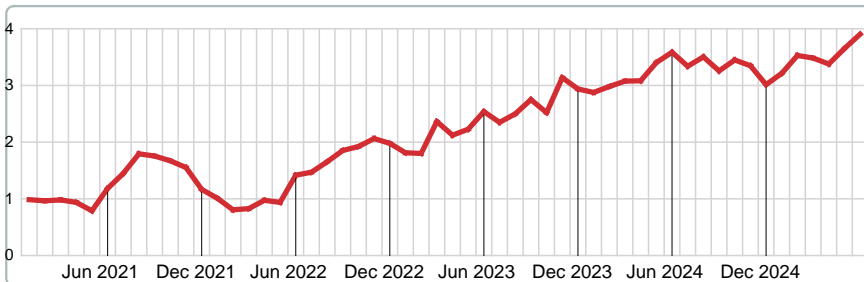
MSI FOR JUNE



INDICATORS FOR JUNE 2025



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.53

High Jun 2025 3.90 Low May 2021 0.79

Months Supply this month at 3.90
above the 5 yr JUN average of 2.53

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	44	9.50%	2.41	3.06	1.97	4.20	0.00
\$200,001 - \$250,000	51	11.02%	2.00	3.00	2.09	1.43	0.00
\$250,001 - \$275,000	37	7.99%	3.76	0.00	3.39	5.28	0.00
\$275,001 - \$375,000	141	30.45%	3.95	8.00	3.47	4.64	5.33
\$375,001 - \$500,000	82	17.71%	4.78	6.00	4.80	4.78	4.36
\$500,001 - \$675,000	61	13.17%	7.79	0.00	8.40	9.26	1.41
\$675,001 and up	47	10.15%	10.85	0.00	10.91	9.52	13.00
Market Supply of Inventory (MSI)			3.90	3.75	3.17	5.33	5.02
Total Active Inventory by Units		100%	3.90	20	233	187	23

June 2025



Area Delimited by County Of Wagoner - Residential Property Type

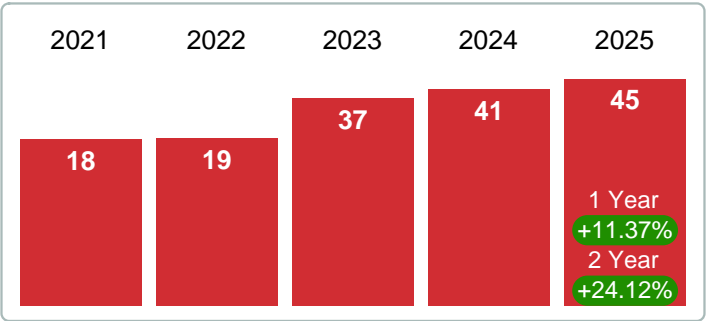
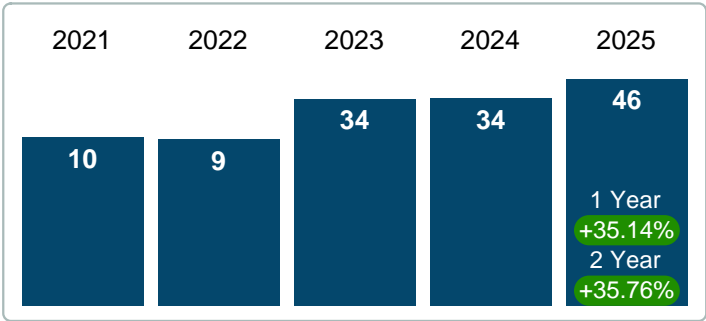


AVERAGE DAYS ON MARKET TO SALE

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JUNE

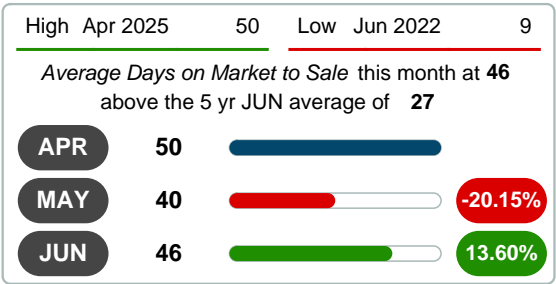
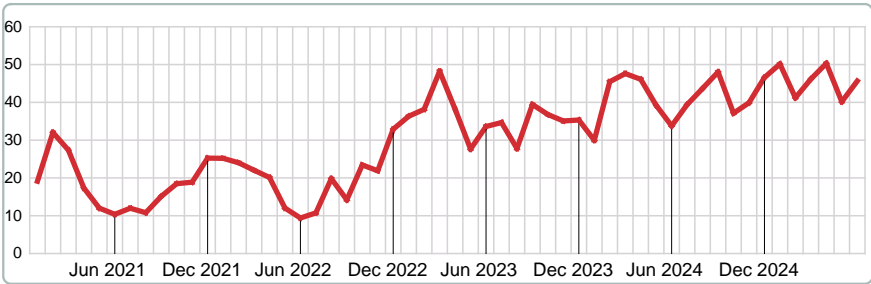
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 27



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
\$150,000 and less	8			7.21%	16	5	23	9	0
\$150,001 - \$200,000	11			9.91%	21	0	21	3	56
\$200,001 - \$225,000	13			11.71%	50	10	49	107	0
\$225,001 - \$300,000	34			30.63%	25	0	22	25	102
\$300,001 - \$425,000	18			16.22%	84	0	120	56	19
\$425,001 - \$525,000	15			13.51%	51	0	90	40	3
\$525,001 and up	12			10.81%	77	0	93	66	75
Average Closed DOM					46	6	48	43	53
Total Closed Units				100%	46	3	67	33	8
Total Closed Volume					37,040,379	456.00K	18.64M	13.35M	4.59M

June 2025



Area Delimited by County Of Wagoner - Residential Property Type

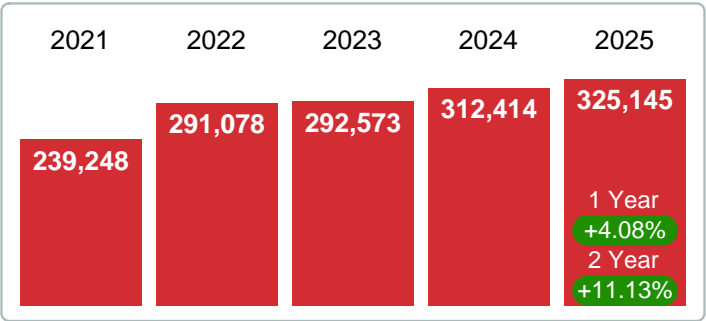
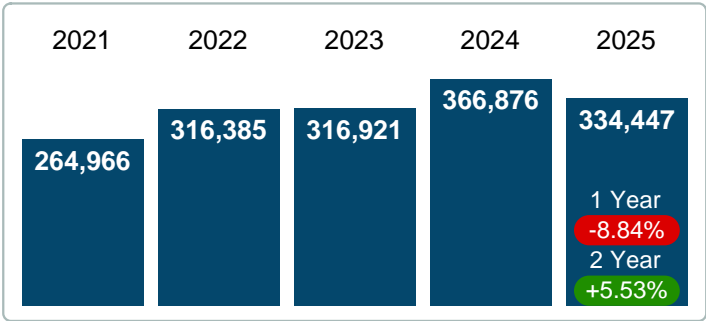


AVERAGE LIST PRICE AT CLOSING

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

JUNE

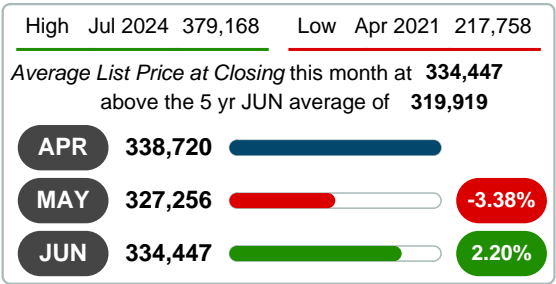
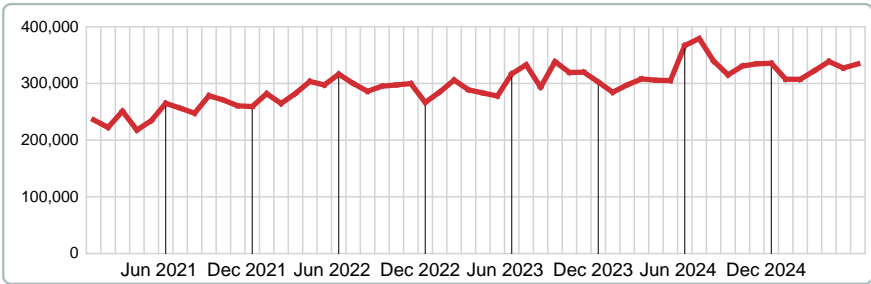
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 319,919



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
\$150,000 and less	10			9.01%	103,325	122,450	104,470	150,000	0
\$150,001 - \$200,000	10			9.01%	175,240	0	156,675	172,500	185,000
\$200,001 - \$225,000	10			9.01%	219,424	249,000	220,431	219,900	0
\$225,001 - \$300,000	37			33.33%	259,555	0	262,059	261,514	245,000
\$300,001 - \$425,000	17			15.32%	353,003	0	353,328	354,457	389,950
\$425,001 - \$525,000	13			11.71%	462,028	0	470,675	440,367	459,000
\$525,001 and up	14			12.61%	752,342	0	667,350	753,879	1,005,000
Average List Price					334,447	164,633	279,792	399,993	585,487
Total Closed Units				100%	334,447	3	67	33	8
Total Closed Volume					37,123,624	493.90K	18.75M	13.20M	4.68M

June 2025



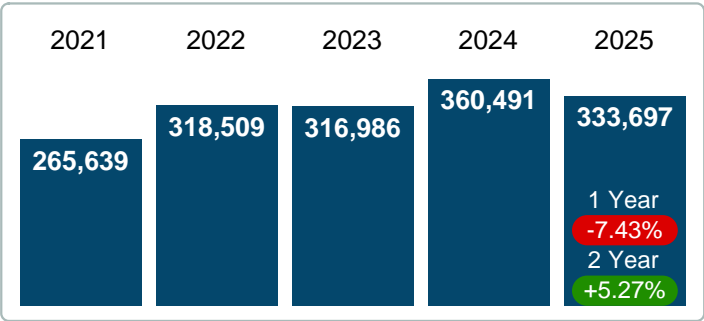
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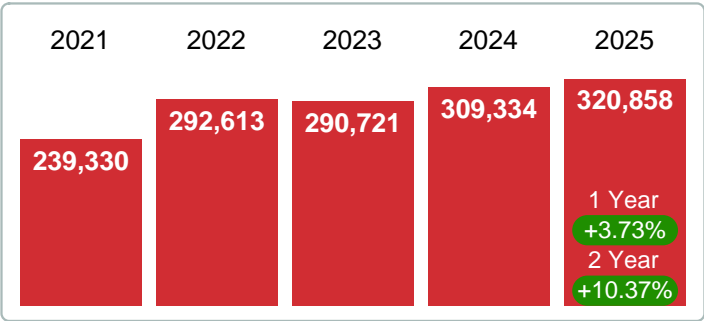
AVERAGE SOLD PRICE AT CLOSING

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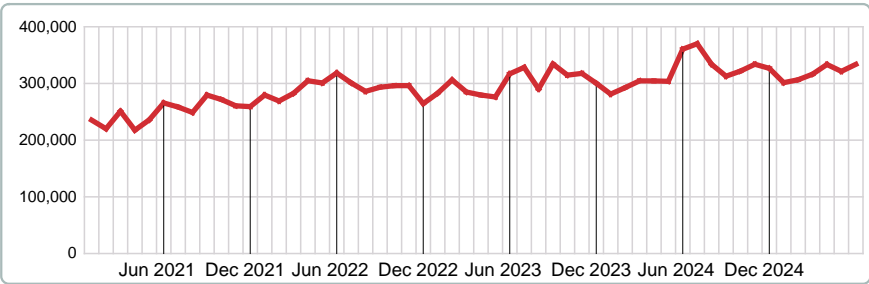
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 319,065

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

Average Sold Price at Closing this month at **333,697**
above the 5 yr JUN average of **319,065**

APR

333,482

MAY

321,365

-3.63%

JUN

333,697

3.84%

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
\$150,000 and less	8			7.21%	103,531	126,500	88,050	135,000	0
\$150,001 - \$200,000	11			9.91%	173,773	0	173,563	175,000	173,000
\$200,001 - \$225,000	13			11.71%	217,565	203,000	218,213	225,000	0
\$225,001 - \$300,000	34			30.63%	258,970	0	260,230	257,000	240,000
\$300,001 - \$425,000	18			16.22%	353,798	0	350,885	352,200	372,500
\$425,001 - \$525,000	15			13.51%	466,943	0	473,935	467,341	435,000
\$525,001 and up	12			10.81%	774,567	0	648,725	739,980	1,000,000
Average Sold Price			333,697			152,000	278,264	404,476	574,125
Total Closed Units			111	100%	333,697	3	67	33	8
Total Closed Volume			37,040,379			456.00K	18.64M	13.35M	4.59M

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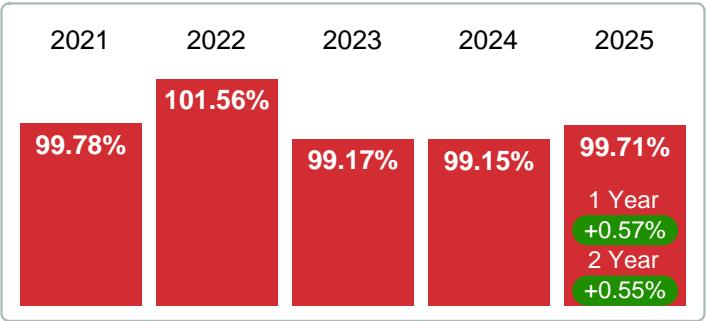
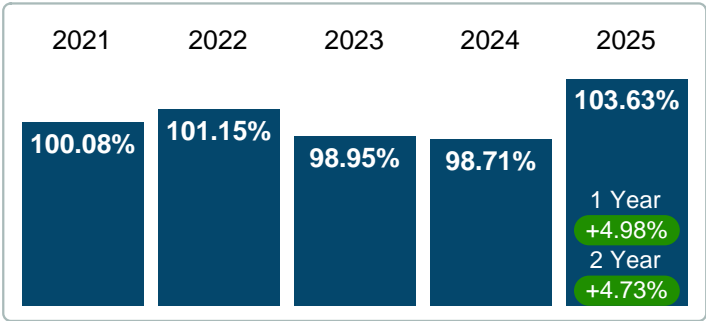


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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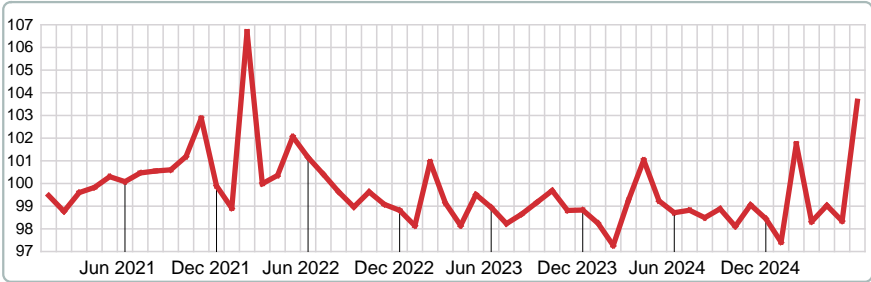
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 100.50%



High Feb 2022 106.69% Low Feb 2024 97.27%

Average Sold/List Ratio this month at **103.63%**
above the 5 yr JUN average of **100.50%**

APR

99.03%

MAY

98.35%

-0.69%

JUN

103.63%

5.37%

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
\$150,000 and less	8	7.21%	89.32%	103.72%	83.43%	90.00%	0.00%
\$150,001 - \$200,000	11	9.91%	121.22%	0.00%	129.64%	101.39%	93.51%
\$200,001 - \$225,000	13	11.71%	97.94%	81.53%	99.04%	102.32%	0.00%
\$225,001 - \$300,000	34	30.63%	99.09%	0.00%	99.32%	98.41%	97.96%
\$300,001 - \$425,000	18	16.22%	98.92%	0.00%	99.31%	99.34%	95.70%
\$425,001 - \$525,000	15	13.51%	123.59%	0.00%	100.68%	135.64%	94.77%
\$525,001 and up	12	10.81%	98.15%	0.00%	97.28%	98.00%	99.57%
Average Sold/List Ratio		103.60%		96.33%	101.66%	109.87%	97.05%
Total Closed Units		111	100%	3	67	33	8
Total Closed Volume		37,040,379		456.00K	18.64M	13.35M	4.59M

June 2025



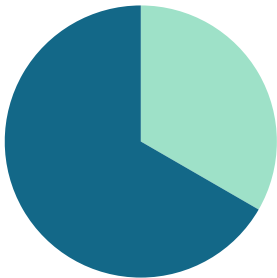
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

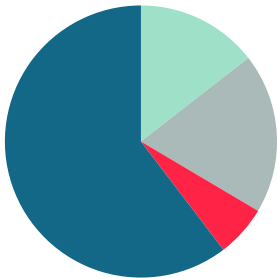


Inventory
New Listings
217 = 33.33%
Start Inventory
434
Total Inventory Units
651
Volume
\$260,392,485

Market Activity

Closed Sales
111 = 14.47%
Pending Sales
146 = 19.04%
Other Off Market
47 = 6.13%
Active Inventory
463 = 60.37%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	114	111	-2.63%	702	676	-3.70%
Pending Sales	131	146	11.45%	799	798	-0.13%
New Listings	192	217	13.02%	1,083	1,173	8.31%
Average List Price	366,876	334,447	-8.84%	312,414	325,145	4.08%
Average Sale Price	360,491	333,697	-7.43%	309,334	320,858	3.73%
Average Percent of Selling Price to List Price	98.71%	103.63%	4.98%	99.15%	99.71%	0.57%
Average Days on Market to Sale	33.77	45.64	35.14%	40.69	45.32	11.37%
Monthly Inventory	389	463	19.02%	389	463	19.02%
Months Supply of Inventory	3.59	3.90	8.90%	3.59	3.90	8.90%

Absorption: Last 12 months, an Average of 119 Sales/Month

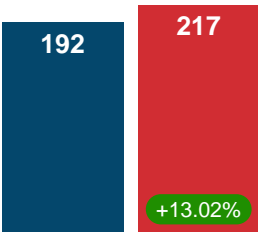
Inventory on June 30, 2025 = 463

20242025

JUNE MARKET

AVERAGE PRICES

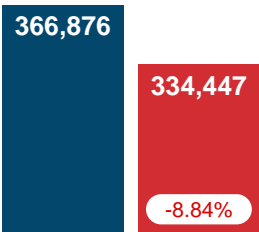
New Listings



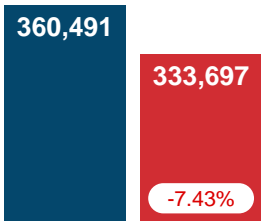
Pending Listings



List Price



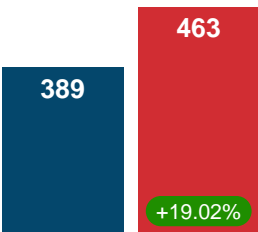
Sale Price



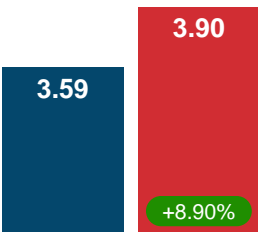
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

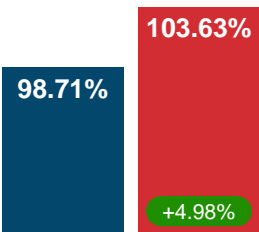
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

