

# July 2025



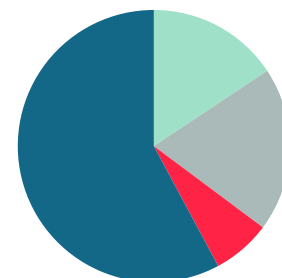
Area Delimited by County Of Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	July 2025	+/-%
Closed Listings	154	126	-18.18%
Pending Listings	134	157	17.16%
New Listings	164	195	18.90%
Average List Price	379,168	342,845	-9.58%
Average Sale Price	370,060	337,673	-8.75%
Average Percent of Selling Price to List Price	98.82%	98.79%	-0.03%
Average Days on Market to Sale	39.40	38.70	-1.77%
End of Month Inventory	374	465	24.33%
Months Supply of Inventory	3.34	4.00	19.79%



■ Closed (15.67%)  
■ Pending (19.53%)  
■ Other OffMarket (6.97%)  
■ Active (57.84%)

**Absorption:** Last 12 months, an Average of **116** Sales/Month  
**Active Inventory** as of July 31, 2025 = **465**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2025 rose **24.33%** to 465 existing homes available for sale. Over the last 12 months this area has had an average of 116 closed sales per month. This represents an unsold inventory index of **4.00** 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 **8.75%** in July 2025 to \$337,673 versus the previous year at \$370,060.

#### Average Days on Market Shortens

The average number of **38.70** days that homes spent on the market before selling decreased by 0.70 days or **1.77%** in July 2025 compared to last year's same month at **39.40** DOM.

#### Sales Success for July 2025 is Positive

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

There were 195 New Listings in July 2025, up **18.90%** from last year at 164. Furthermore, there were 126 Closed Listings this month versus last year at 154, a **-18.18%** decrease.

Closed versus Listed trends yielded a **64.6%** ratio, down from previous year's, July 2024, at **93.9%**, a **31.19%** downswing. This will certainly create pressure on an increasing Monthly Supply of Inventory (MSI) in the months to come.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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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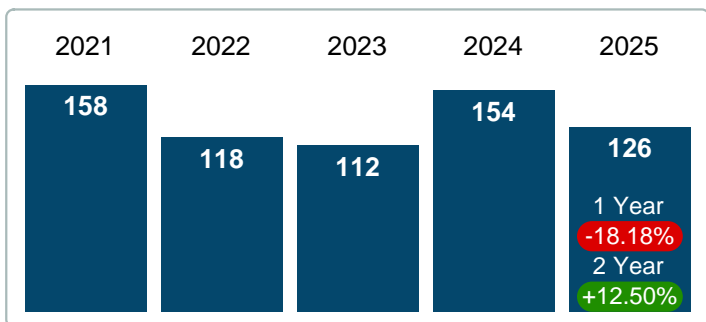
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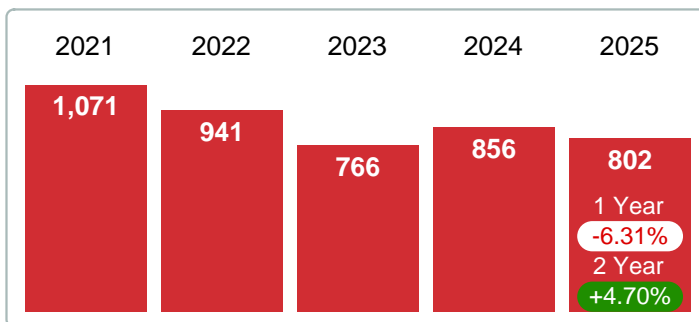
## CLOSED LISTINGS

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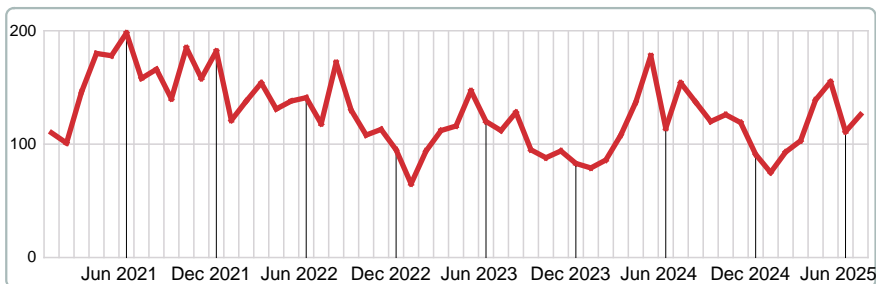
### JULY



### YEAR TO DATE (YTD)

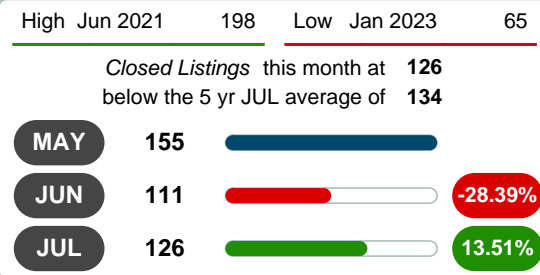


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 134



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	12	9.52%	23.9	2	9	1	0
\$200,001 - \$225,000	7	5.56%	20.0	1	6	0	0
\$225,001 - \$250,000	14	11.11%	36.4	0	9	5	0
\$250,001 - \$325,000	45	35.71%	43.2	1	30	14	0
\$325,001 - \$350,000	19	15.08%	53.9	0	7	9	3
\$350,001 - \$525,000	17	13.49%	38.2	0	9	7	1
\$525,001 and up	12	9.52%	26.8	1	2	6	3
<b>Total Closed Units</b>	<b>126</b>			<b>5</b>	<b>72</b>	<b>42</b>	<b>7</b>
<b>Total Closed Volume</b>	<b>42,546,845</b>	<b>100%</b>	<b>38.7</b>	<b>1.24M</b>	<b>20.67M</b>	<b>15.88M</b>	<b>4.75M</b>
<b>Average Closed Price</b>	<b>\$337,673</b>			<b>\$248,400</b>	<b>\$287,051</b>	<b>\$378,180</b>	<b>\$679,091</b>

# July 2025



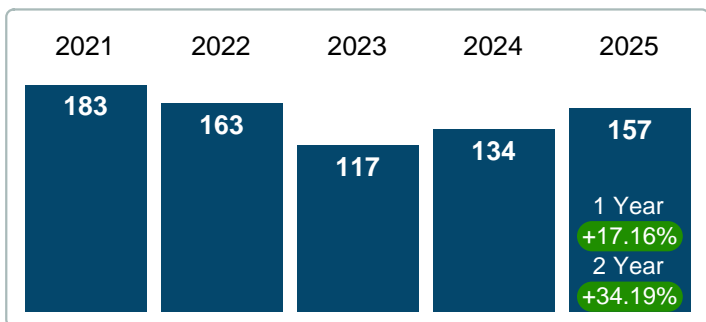
Area Delimited by County Of Wagoner - Residential Property Type



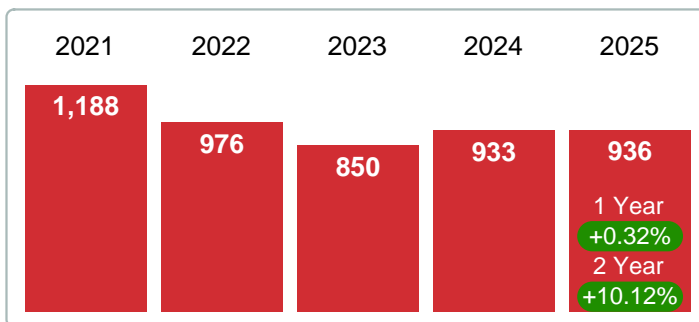
## PENDING LISTINGS

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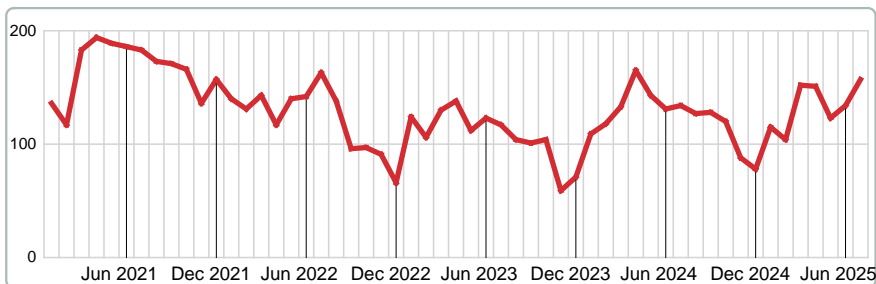
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

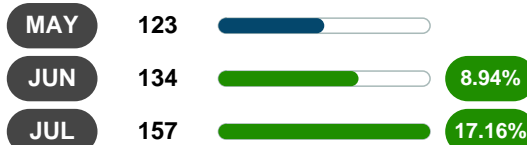


### 3 MONTHS

5 year JUL AVG = 151

High Apr 2021 194 Low Nov 2023 59

Pending Listings this month at 157 above the 5 yr JUL average of 151



### 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	13	8.28%	42.8	2	7	4	0
\$175,001 - \$225,000	14	8.92%	49.4	1	12	1	0
\$225,001 - \$250,000	17	10.83%	31.5	0	14	3	0
\$250,001 - \$325,000	51	32.48%	49.8	0	39	12	0
\$325,001 - \$400,000	25	15.92%	69.5	0	8	15	2
\$400,001 - \$550,000	21	13.38%	88.7	1	9	9	2
\$550,001 and up	16	10.19%	54.6	0	3	10	3
<b>Total Pending Units</b>	<b>157</b>			<b>4</b>	<b>92</b>	<b>54</b>	<b>7</b>
<b>Total Pending Volume</b>	<b>53,559,220</b>	<b>100%</b>	<b>56.0</b>	<b>817.40K</b>	<b>26.65M</b>	<b>22.07M</b>	<b>4.02M</b>
<b>Average Listing Price</b>	<b>\$341,142</b>			<b>\$204,350</b>	<b>\$289,661</b>	<b>\$408,697</b>	<b>\$574,765</b>

# July 2025



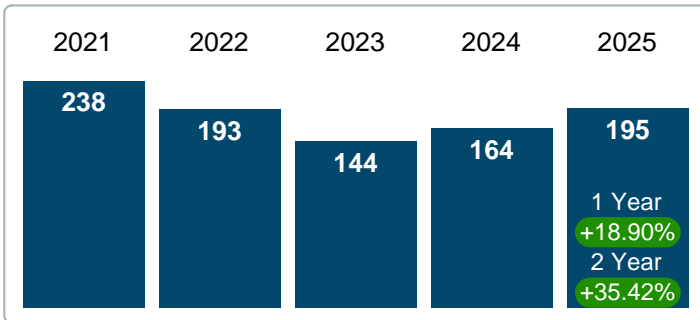
Area Delimited by County Of Wagoner - Residential Property Type



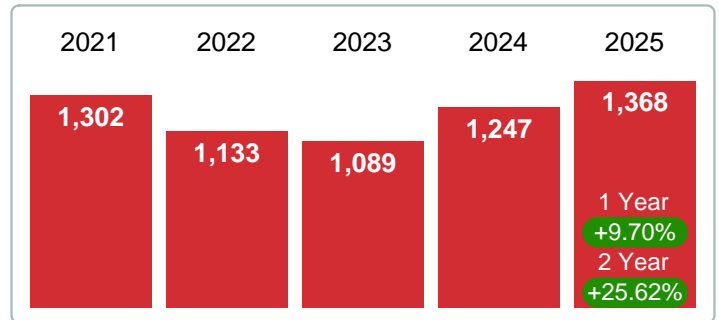
## NEW LISTINGS

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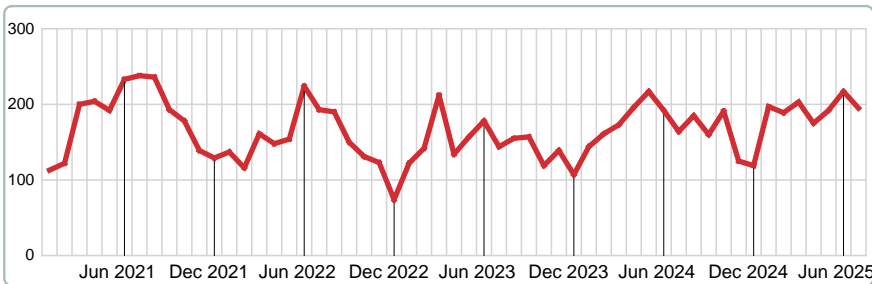
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 187

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 195 above the 5 yr JUL average of 187

- MAY 192
- JUN 217 (+13.02%)
- JUL 195 (-10.14%)

### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	19	9.74%	3	14	2	0
\$200,001 - \$225,000	13	6.67%	1	10	2	0
\$225,001 - \$250,000	19	9.74%	0	16	3	0
\$250,001 - \$325,000	61	31.28%	0	42	19	0
\$325,001 - \$450,000	39	20.00%	1	21	14	3
\$450,001 - \$575,000	21	10.77%	2	7	10	2
\$575,001 and up	23	11.79%	1	8	11	3
<b>Total New Listed Units</b>	<b>195</b>		<b>8</b>	<b>118</b>	<b>61</b>	<b>8</b>
<b>Total New Listed Volume</b>	<b>73,047,273</b>	<b>100%</b>	<b>2.81M</b>	<b>40.35M</b>	<b>24.62M</b>	<b>5.27M</b>
<b>Average New Listed Listing Price</b>	<b>\$374,601</b>		<b>\$351,176</b>	<b>\$341,938</b>	<b>\$403,553</b>	<b>\$659,052</b>

# July 2025



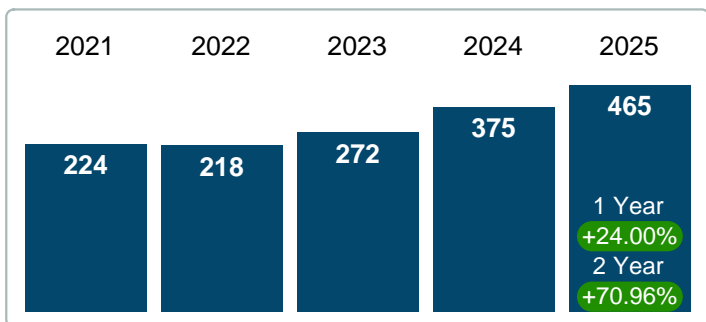
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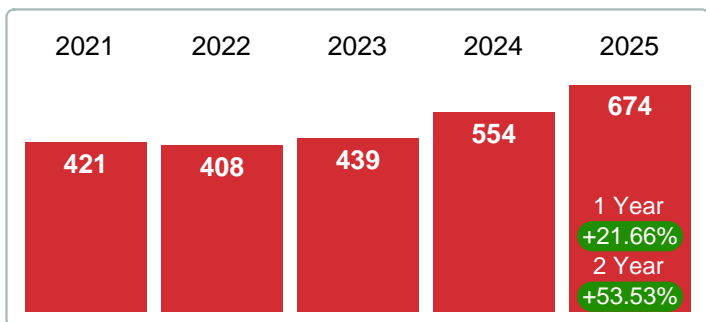
## ACTIVE INVENTORY

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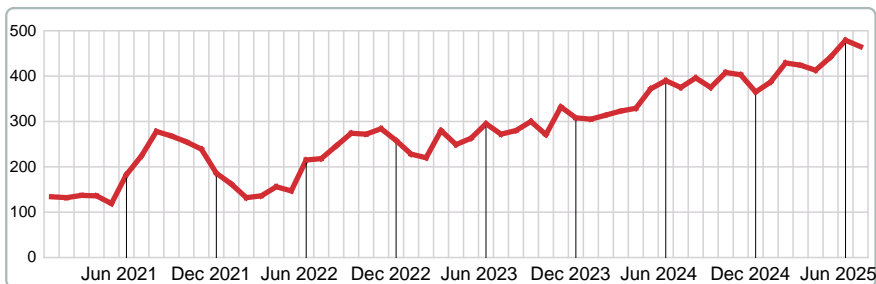
### END OF JULY



### ACTIVE DURING JULY

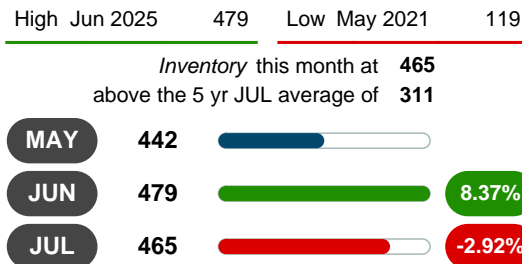


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 311



### 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	9.46%	92.6	14	25	5	0
\$200,001 - \$250,000	62	13.33%	52.1	3	54	5	0
\$250,001 - \$275,000	45	9.68%	65.9	0	29	16	0
\$275,001 - \$375,000	132	28.39%	79.0	3	68	57	4
\$375,001 - \$525,000	79	16.99%	98.5	1	38	36	4
\$525,001 - \$675,000	50	10.75%	101.3	1	12	36	1
\$675,001 and up	53	11.40%	79.5	2	15	23	13
Total Active Inventory by Units			465	24	241	178	22
Total Active Inventory by Volume			194,534,308	6.12M	87.46M	81.00M	19.95M
Average Active Inventory Listing Price			\$418,353	\$255,175	\$362,924	\$455,032	\$906,812

# July 2025



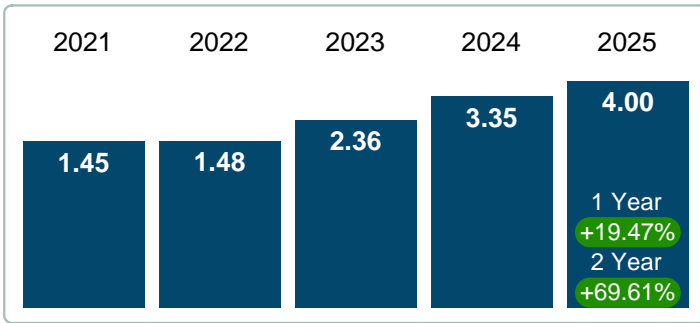
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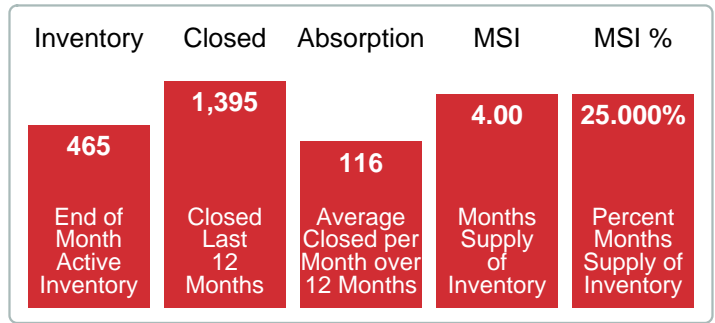
## MONTHS SUPPLY of INVENTORY (MSI)

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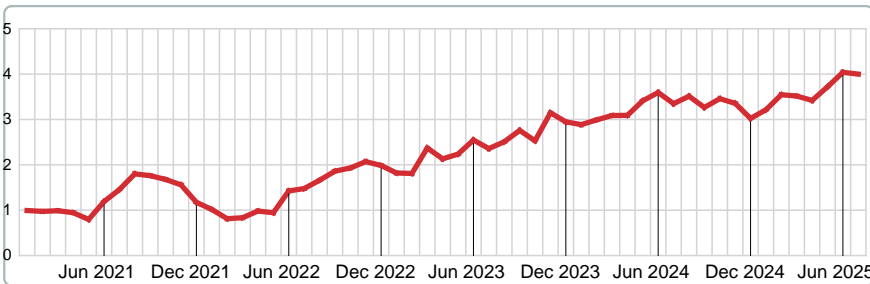
### MSI FOR JULY



### INDICATORS FOR JULY 2025

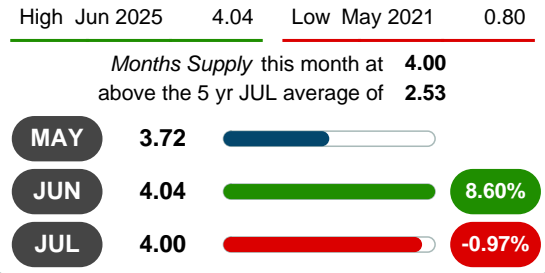


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 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	9.46%	2.59	3.73	2.19	3.00	0.00
\$200,001 - \$250,000	62	13.33%	2.56	4.00	2.73	1.43	0.00
\$250,001 - \$275,000	45	9.68%	4.35	0.00	3.59	7.68	0.00
\$275,001 - \$375,000	132	28.39%	3.61	12.00	3.07	4.33	4.00
\$375,001 - \$525,000	79	16.99%	4.41	6.00	4.85	4.15	3.20
\$525,001 - \$675,000	50	10.75%	8.22	12.00	8.00	10.29	1.00
\$675,001 and up	53	11.40%	12.98	0.00	22.50	9.86	12.00
Market Supply of Inventory (MSI)			4.00	4.72	3.37	5.10	4.55
Total Active Inventory by Units		100%	465	24	241	178	22

# July 2025



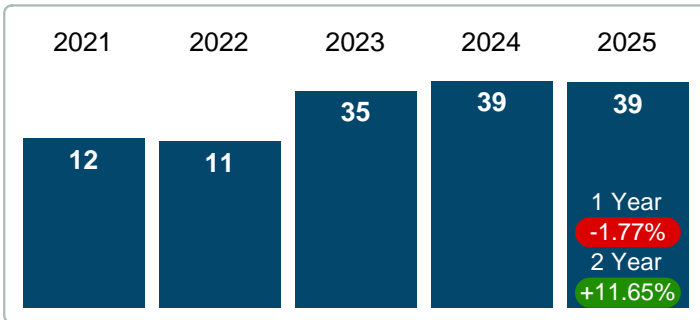
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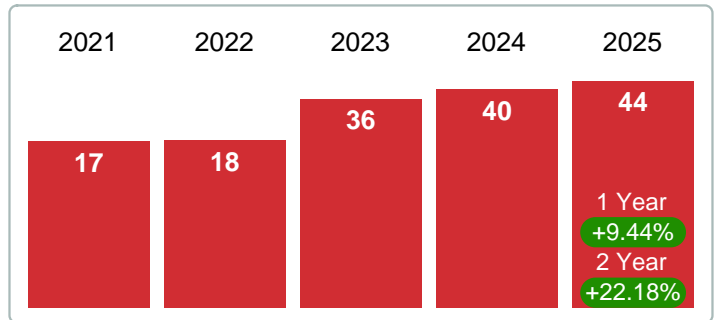
## AVERAGE DAYS ON MARKET TO SALE

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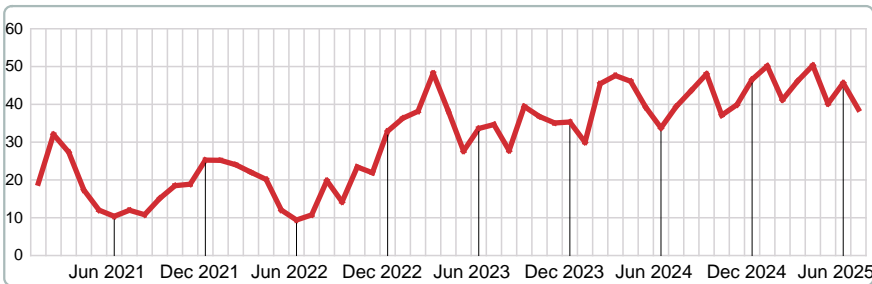
### JULY



### YEAR TO DATE (YTD)

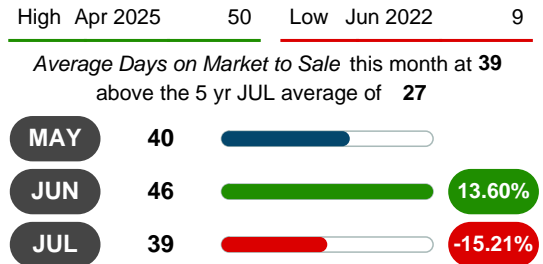


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL 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
\$200,000 and less	9.52%	24	21	24	30	0
\$200,001 - \$225,000	5.56%	20	12	21	0	0
\$225,001 - \$250,000	11.11%	36	0	20	66	0
\$250,001 - \$325,000	35.71%	43	3	40	52	0
\$325,001 - \$350,000	15.08%	54	0	71	50	27
\$350,001 - \$525,000	13.49%	38	0	17	53	120
\$525,001 and up	9.52%	27	1	19	24	47
<b>Average Closed DOM</b>		<b>39</b>				
<b>Total Closed Units</b>	100%	<b>39</b>	12	34	49	49
<b>Total Closed Volume</b>			5	72	42	7
			1.24M	20.67M	15.88M	4.75M

# July 2025



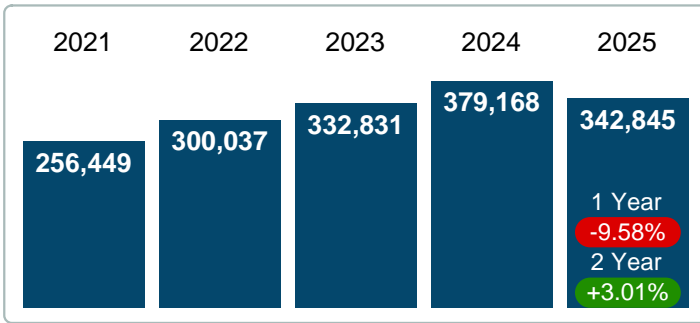
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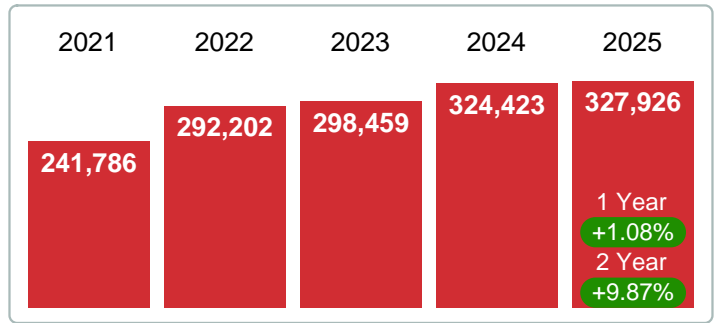
## AVERAGE LIST PRICE AT CLOSING

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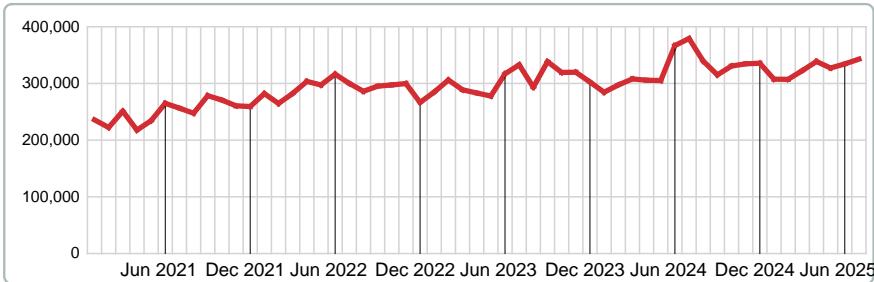
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

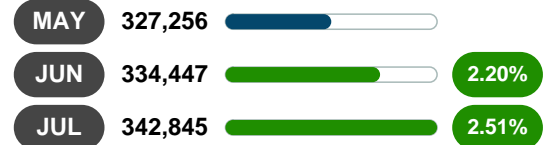


### 3 MONTHS

5 year JUL AVG = 322,266

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

Average List Price at Closing this month at **342,845**  
above the 5 yr JUL average of **322,266**



### 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
\$200,000 and less	10.32%	140,969	85,000	151,456	99,500	0
\$200,001 - \$225,000	4.76%	216,667	249,900	215,500	0	0
\$225,001 - \$250,000	12.70%	241,675	0	236,102	244,818	0
\$250,001 - \$325,000	33.33%	292,690	275,000	288,145	299,180	0
\$325,001 - \$350,000	15.08%	341,254	0	342,243	342,291	339,583
\$350,001 - \$525,000	13.49%	428,349	0	420,433	473,111	389,900
\$525,001 and up	10.32%	780,029	574,000	617,000	704,848	1,182,796
<b>Average List Price</b>		<b>342,845</b>	<b>253,780</b>	<b>289,430</b>	<b>384,133</b>	<b>708,148</b>
<b>Total Closed Units</b>	100%	<b>342,845</b>	<b>5</b>	<b>72</b>	<b>42</b>	<b>7</b>
<b>Total Closed Volume</b>		<b>43,198,494</b>	<b>1.27M</b>	<b>20.84M</b>	<b>16.13M</b>	<b>4.96M</b>

# July 2025



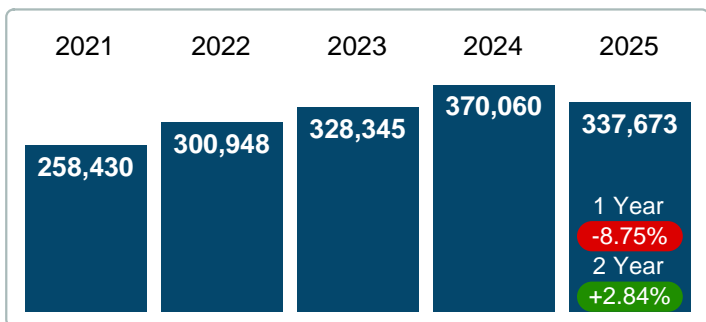
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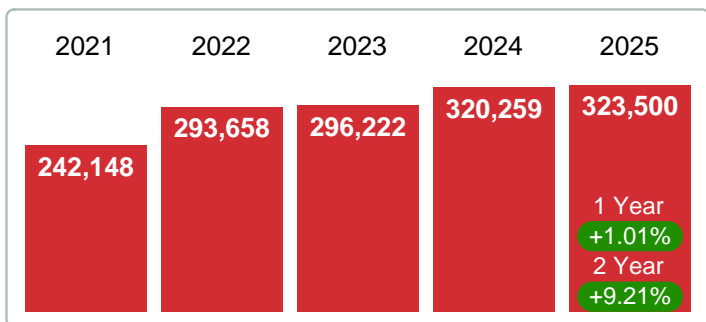
## AVERAGE SOLD PRICE AT CLOSING

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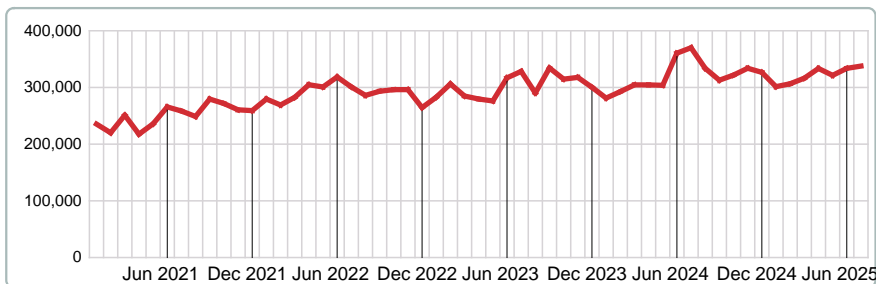
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 319,091

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

Average Sold Price at Closing this month at **337,673**  
above the 5 yr JUL average of **319,091**

- MAY: 321,365
- JUN: 333,697 (+3.84%)
- JUL: 337,673 (+1.19%)

### 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
\$200,000 and less	9.52%	131,995	86,500	149,644	64,137	0
\$200,001 - \$225,000	5.56%	214,571	220,000	213,667	0	0
\$225,001 - \$250,000	11.11%	237,757	0	238,824	235,838	0
\$250,001 - \$325,000	35.71%	289,354	275,000	286,608	296,264	0
\$325,001 - \$350,000	15.08%	338,628	0	339,686	340,099	331,750
\$350,001 - \$525,000	13.49%	434,591	0	414,322	467,522	386,500
\$525,001 and up	9.52%	774,114	574,000	592,250	693,162	1,123,963
<b>Average Sold Price</b>		<b>337,673</b>	<b>248,400</b>	<b>287,051</b>	<b>378,180</b>	<b>679,091</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>337,673</b>	<b>5</b>	<b>72</b>	<b>42</b>	<b>7</b>
<b>Total Closed Volume</b>		<b>42,546,845</b>	<b>1.24M</b>	<b>20.67M</b>	<b>15.88M</b>	<b>4.75M</b>

# July 2025



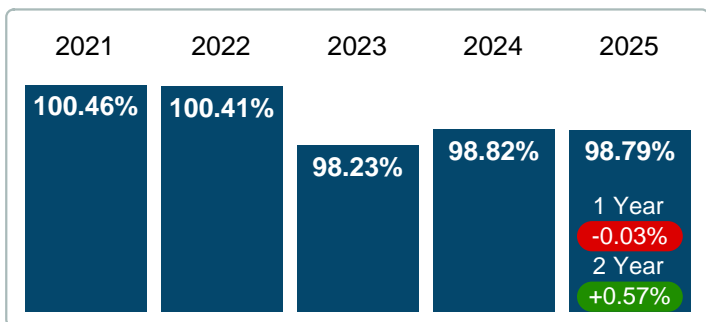
Area Delimited by County Of Wagoner - Residential Property Type



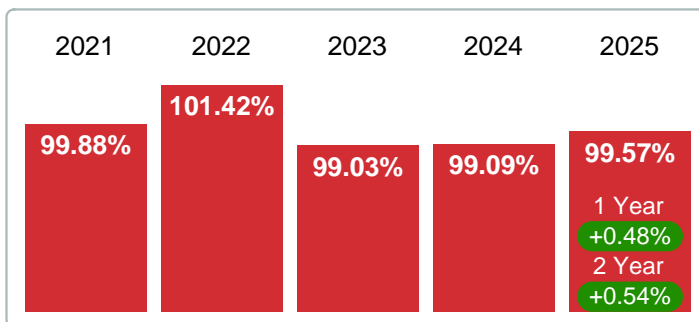
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

### JULY



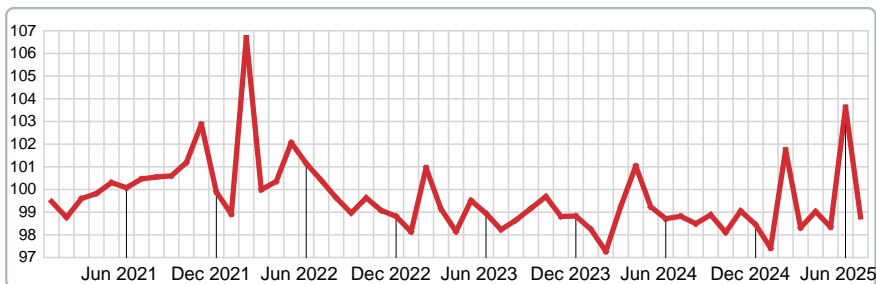
### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

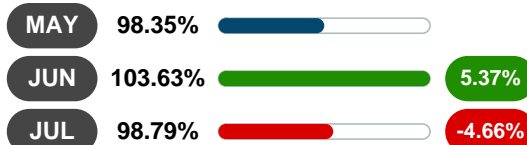
### 3 MONTHS

5 year JUL AVG = 99.34%



High Feb 2022 106.69% Low Feb 2024 97.27%

Average Sold/List Ratio this month at **98.79%** equal to 5 yr JUL average of **99.34%**



## 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
\$200,000 and less	12	9.52%	96.38%	96.93%	99.80%	64.46%	0.00%
\$200,001 - \$225,000	7	5.56%	97.65%	88.04%	99.25%	0.00%	0.00%
\$225,001 - \$250,000	14	11.11%	99.59%	0.00%	101.29%	96.53%	0.00%
\$250,001 - \$325,000	45	35.71%	99.43%	100.00%	99.55%	99.13%	0.00%
\$325,001 - \$350,000	19	15.08%	99.08%	0.00%	99.28%	99.36%	97.76%
\$350,001 - \$525,000	17	13.49%	98.91%	0.00%	98.77%	99.07%	99.13%
\$525,001 and up	12	9.52%	97.94%	100.00%	95.93%	99.19%	96.08%
Average Sold/List Ratio		98.80%		96.38%	99.55%	98.04%	97.24%
Total Closed Units	126	100%	98.80%	5	72	42	7
Total Closed Volume	42,546,845			1.24M	20.67M	15.88M	4.75M

# July 2025



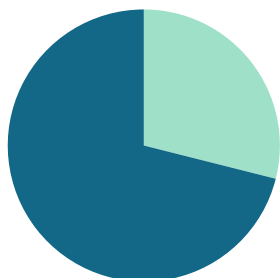
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

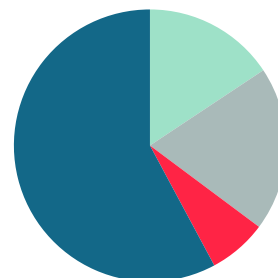


**Inventory**  
 New Listings  
**195 = 28.93%**  
 Start Inventory  
**479**  
 Total Inventory Units  
**674**  
 Volume  
**\$269,664,988**

### Market Activity

Closed Sales  
**126 = 15.67%**  
 Pending Sales  
**157 = 19.53%**  
 Other Off Market  
**56 = 6.97%**  
 Active Inventory  
**465 = 57.84%**

### MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	154	126	-18.18%	856	802	-6.31%
Pending Sales	134	157	17.16%	933	936	0.32%
New Listings	164	195	18.90%	1,247	1,368	9.70%
Average List Price	379,168	342,845	-9.58%	324,423	327,926	1.08%
Average Sale Price	370,060	337,673	-8.75%	320,259	323,500	1.01%
Average Percent of Selling Price to List Price	98.82%	98.79%	-0.03%	99.09%	99.57%	0.48%
Average Days on Market to Sale	39.40	38.70	-1.77%	40.46	44.28	9.44%
Monthly Inventory	374	465	24.33%	374	465	24.33%
Months Supply of Inventory	3.34	4.00	19.79%	3.34	4.00	19.79%

**Absorption:** Last 12 months, an Average of **116** Sales/Month

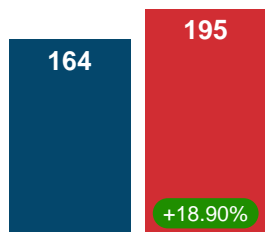
**Inventory** on July 31, 2025 = **465**

**2024** **2025**

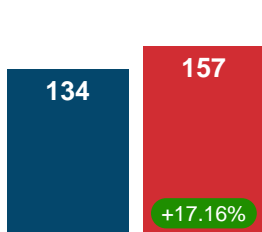
### JULY MARKET

### AVERAGE PRICES

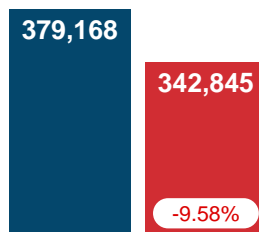
#### New Listings



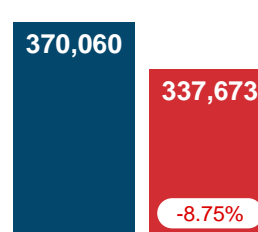
#### Pending Listings



#### List Price



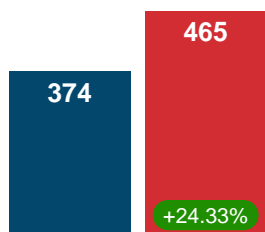
#### Sale Price



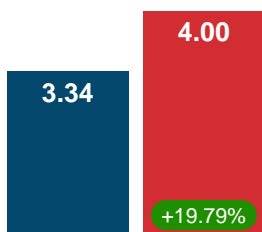
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

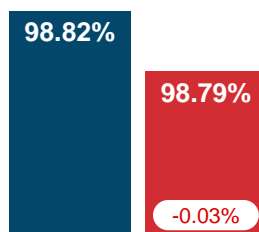
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

