

July 2025



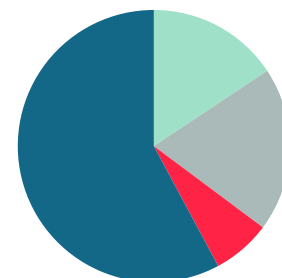
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	282,500	304,979	7.96%
Median Sale Price	281,500	302,479	7.45%
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	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.

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 **7.45%** in July 2025 to \$302,479 versus the previous year at \$281,500.

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 July 2025 compared to last year's same month at **14.00** DOM.

Sales Success for July 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 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.

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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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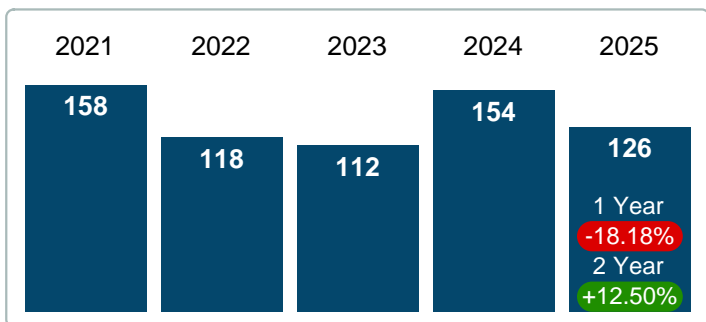
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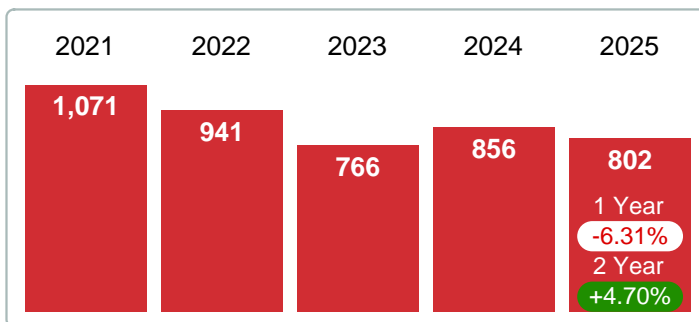
CLOSED LISTINGS

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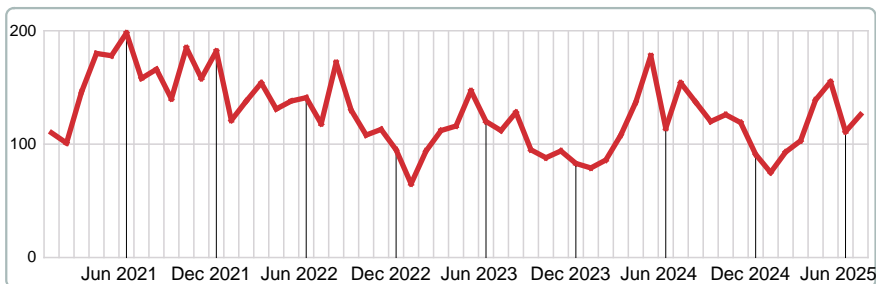
JULY



YEAR TO DATE (YTD)

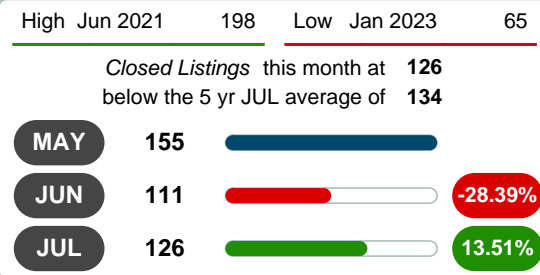


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 134



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	12	9.52%	10.5	2	9	1	0
\$200,001 - \$225,000	7	5.56%	12.0	1	6	0	0
\$225,001 - \$250,000	14	11.11%	17.0	0	9	5	0
\$250,001 - \$325,000	45	35.71%	28.0	1	30	14	0
\$325,001 - \$350,000	19	15.08%	43.0	0	7	9	3
\$350,001 - \$525,000	17	13.49%	16.0	0	9	7	1
\$525,001 and up	12	9.52%	18.5	1	2	6	3
Total Closed Units	126			5	72	42	7
Total Closed Volume	42,546,845	100%	18.0	1.24M	20.67M	15.88M	4.75M
Median Closed Price	\$302,479			\$220,000	\$274,900	\$330,000	\$386,500

July 2025



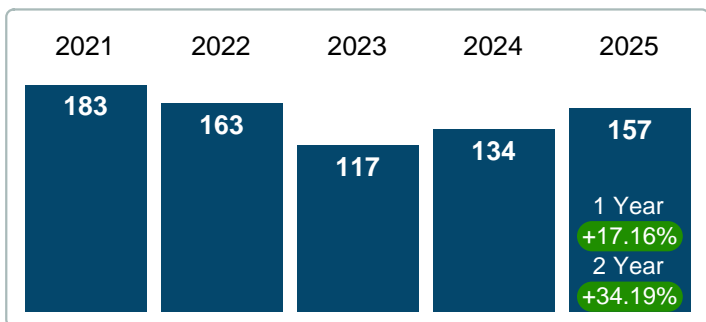
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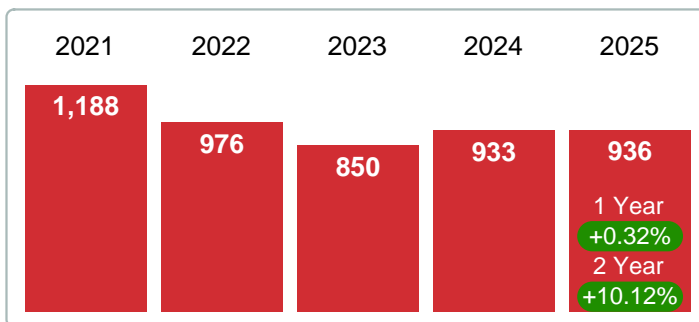
PENDING LISTINGS

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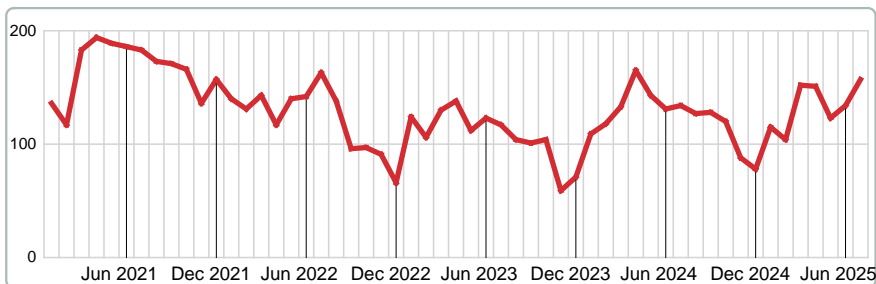
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

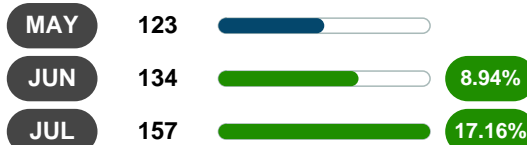


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	13	8.28%	21.0	2	7	4	0
\$175,001 - \$225,000	14	8.92%	48.0	1	12	1	0
\$225,001 - \$250,000	17	10.83%	17.0	0	14	3	0
\$250,001 - \$325,000	51	32.48%	26.0	0	39	12	0
\$325,001 - \$400,000	25	15.92%	58.0	0	8	15	2
\$400,001 - \$550,000	21	13.38%	67.0	1	9	9	2
\$550,001 and up	16	10.19%	31.5	0	3	10	3
Total Pending Units	157			4	92	54	7
Total Pending Volume	53,559,220	100%	32.0	817.40K	26.65M	22.07M	4.02M
Median Listing Price	\$299,990			\$127,450	\$264,995	\$352,450	\$459,900

July 2025



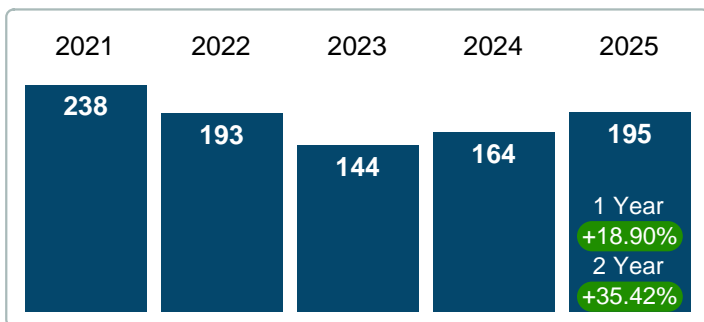
Area Delimited by County Of Wagoner - Residential Property Type



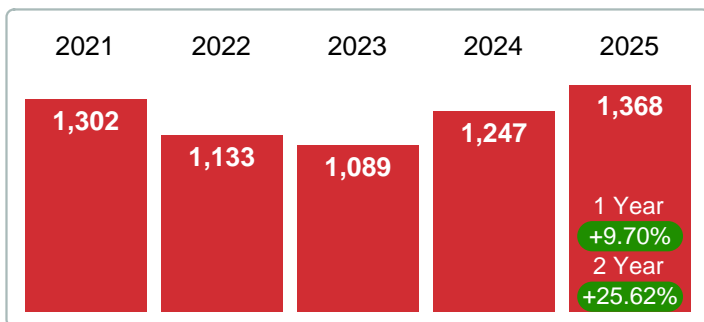
NEW LISTINGS

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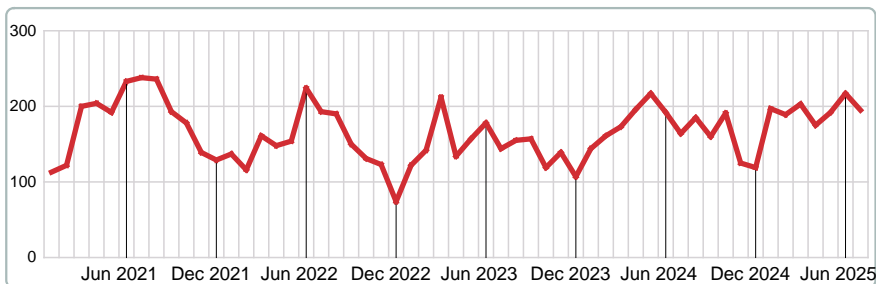
JULY



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
Total New Listed Units	195		8	118	61	8
Total New Listed Volume	73,047,273	100%	2.81M	40.35M	24.62M	5.27M
Median New Listed Listing Price	\$299,990		\$280,203	\$269,450	\$337,200	\$537,445

July 2025



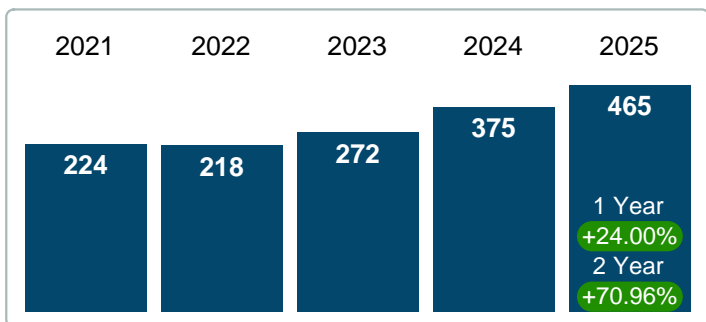
Area Delimited by County Of Wagoner - Residential Property Type



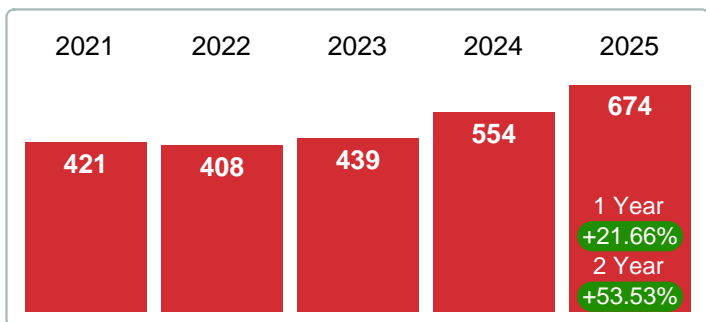
ACTIVE INVENTORY

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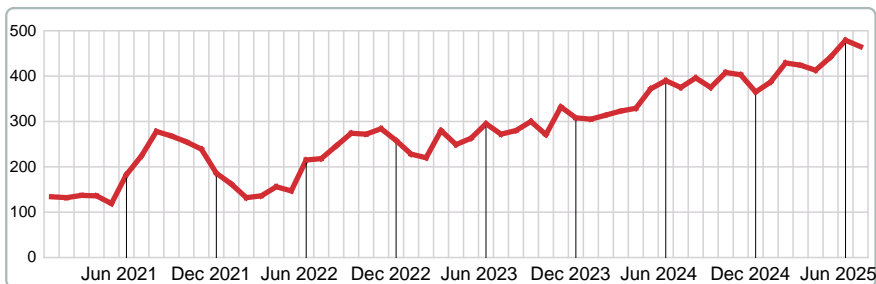
END OF JULY



ACTIVE DURING JULY

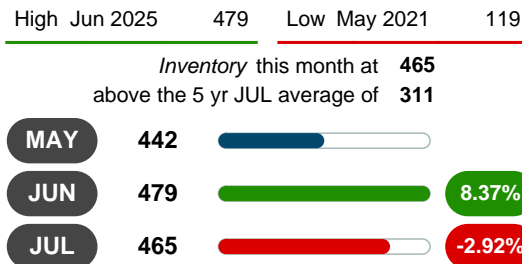


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 311



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$200,000 and less	44	9.46%	55.0	14	25	5	0	
\$200,001 - \$250,000	62	13.33%	44.0	3	54	5	0	
\$250,001 - \$275,000	45	9.68%	35.0	0	29	16	0	
\$275,001 - \$375,000	132	28.39%	62.0	3	68	57	4	
\$375,001 - \$525,000	79	16.99%	77.0	1	38	36	4	
\$525,001 - \$675,000	50	10.75%	67.5	1	12	36	1	
\$675,001 and up	53	11.40%	54.0	2	15	23	13	
Total Active Inventory by Units		465		24	241	178	22	
Total Active Inventory by Volume		194,534,308	100%	57.0	6.12M	87.46M	81.00M	19.95M
Median Active Inventory Listing Price		\$334,900			\$166,500	\$295,000	\$403,836	\$834,500

July 2025



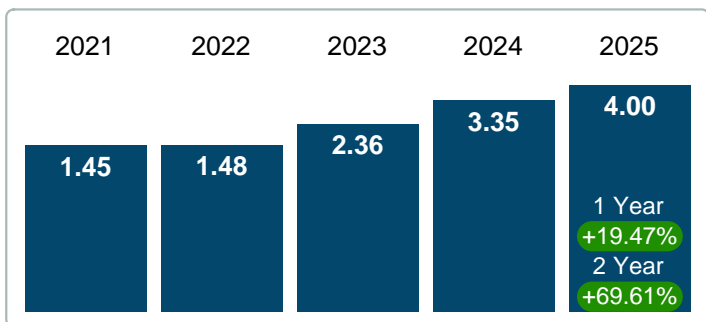
Area Delimited by County Of Wagoner - Residential Property Type



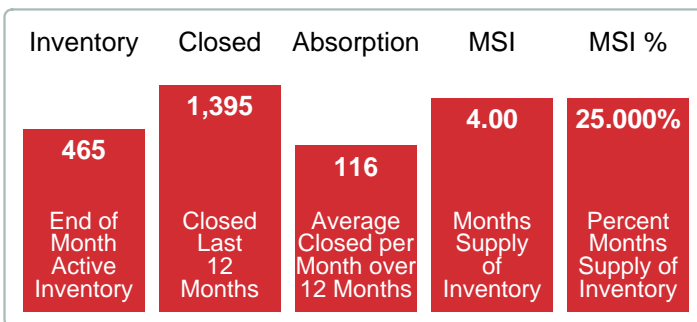
MONTHS SUPPLY of INVENTORY (MSI)

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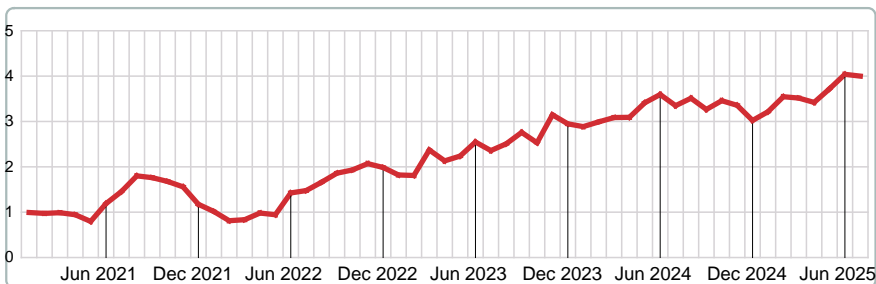
MSI FOR JULY



INDICATORS FOR JULY 2025

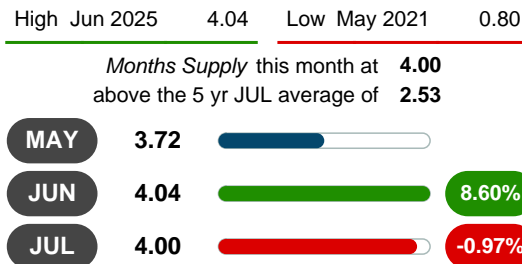


5 YEAR MARKET ACTIVITY TRENDS



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



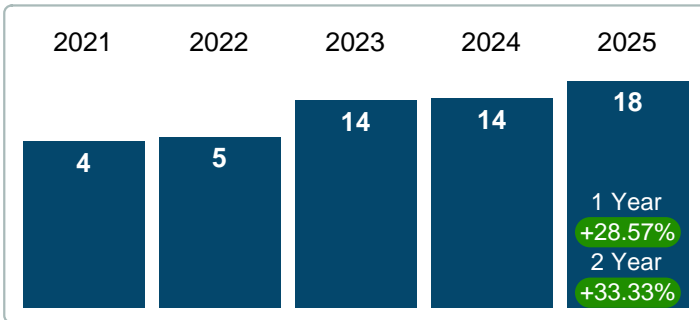
Area Delimited by County Of Wagoner - Residential Property Type



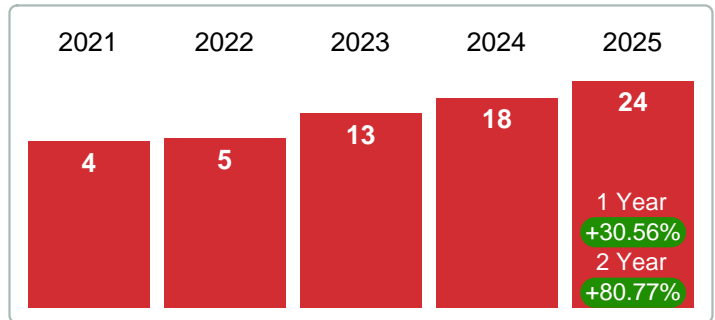
MEDIAN DAYS ON MARKET TO SALE

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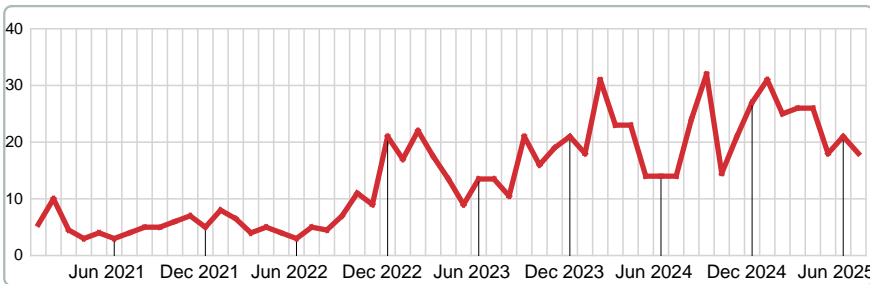
JULY



YEAR TO DATE (YTD)

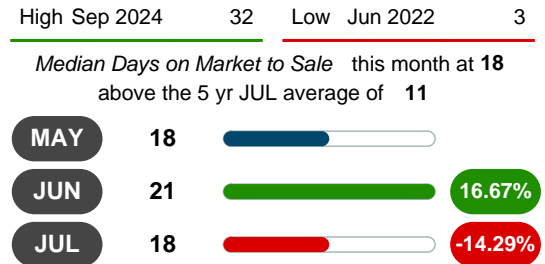


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 11



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
\$200,000 and less	9.52%	11	21	6	30	0
\$200,001 - \$225,000	5.56%	12	12	11	0	0
\$225,001 - \$250,000	11.11%	17	0	10	47	0
\$250,001 - \$325,000	35.71%	28	3	9	47	0
\$325,001 - \$350,000	15.08%	43	0	66	43	5
\$350,001 - \$525,000	13.49%	16	0	8	16	120
\$525,001 and up	9.52%	19	1	19	11	32
Median Closed DOM		18				
Total Closed Units	100%	18.0	5	72	42	7
Total Closed Volume		42,546,845	1.24M	20.67M	15.88M	4.75M

July 2025



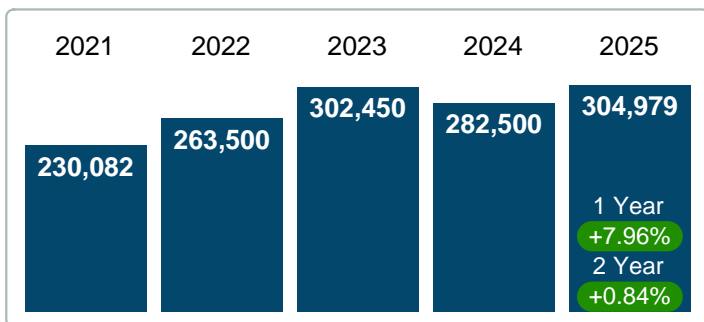
Area Delimited by County Of Wagoner - Residential Property Type



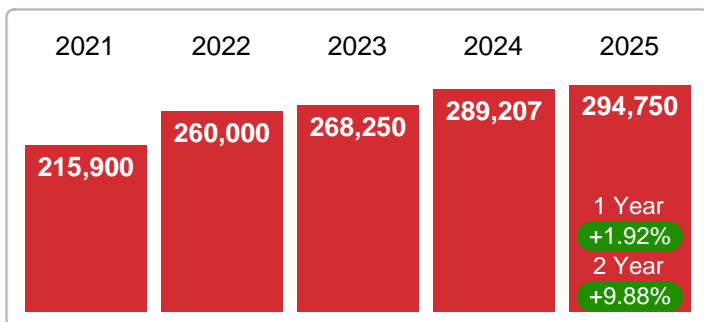
MEDIAN LIST PRICE AT CLOSING

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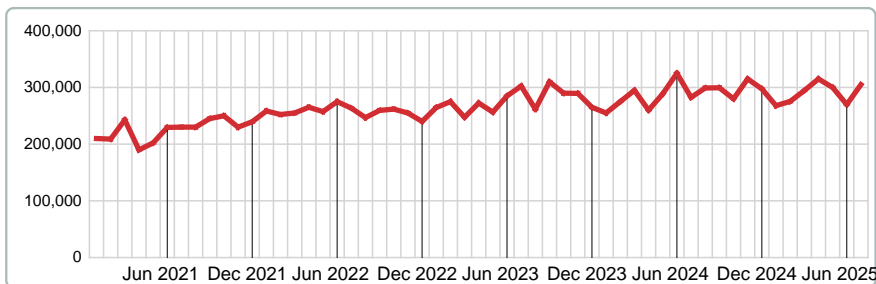
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 276,702

High Jun 2024 325,000 Low Apr 2021 189,950
 Median List Price at Closing this month at **304,979**
 above the 5 yr JUL average of **276,702**

MAY	300,000	
JUN	269,900	-10.03%
JUL	304,979	13.00%

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
\$200,000 and less	10.32%	134,900	85,000	181,750	99,500	0
\$200,001 - \$225,000	4.76%	217,000	0	217,000	0	0
\$225,001 - \$250,000	12.70%	241,950	249,900	241,950	239,999	0
\$250,001 - \$325,000	33.33%	289,500	275,000	287,500	293,900	0
\$325,001 - \$350,000	15.08%	340,000	0	342,000	342,500	333,750
\$350,001 - \$525,000	13.49%	419,000	0	415,000	469,000	370,575
\$525,001 and up	10.32%	615,000	574,000	617,000	615,000	1,098,888
Median List Price		304,979	249,900	277,000	334,950	389,900
Total Closed Units	100%	304,979	5	72	42	7
Total Closed Volume		43,198,494	1.27M	20.84M	16.13M	4.96M

July 2025



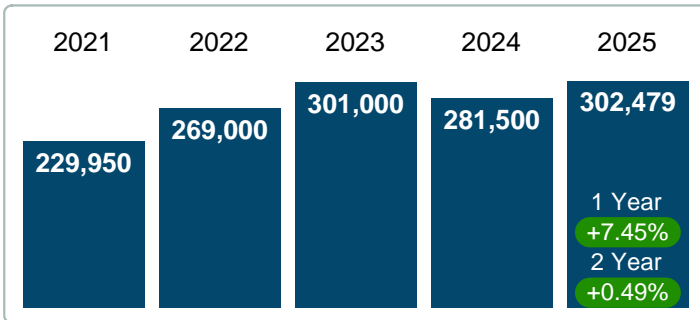
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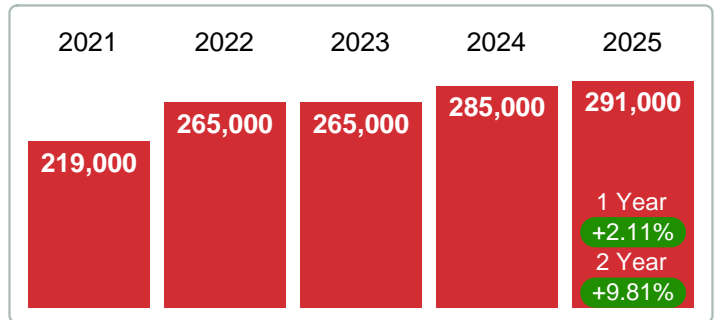
MEDIAN SOLD PRICE AT CLOSING

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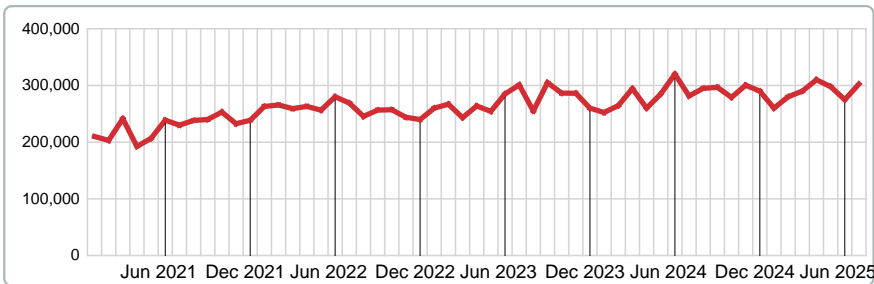
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

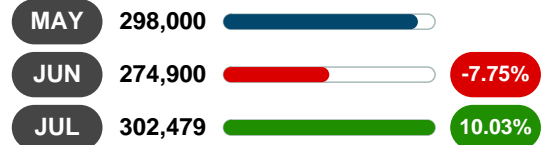


3 MONTHS

5 year JUL AVG = 276,786

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

Median Sold Price at Closing this month at **302,479** above the 5 yr JUL average of **276,786**



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
\$200,000 and less	12	9.52%	128,350	86,500	176,000	64,137	0
\$200,001 - \$225,000	7	5.56%	215,000	220,000	214,500	0	0
\$225,001 - \$250,000	14	11.11%	237,763	0	240,000	235,190	0
\$250,001 - \$325,000	45	35.71%	284,900	275,000	278,000	294,750	0
\$325,001 - \$350,000	19	15.08%	339,500	0	340,000	339,500	330,000
\$350,001 - \$525,000	17	13.49%	426,000	0	410,000	480,000	386,500
\$525,001 and up	12	9.52%	618,500	574,000	592,250	642,450	1,088,888
Median Sold Price			302,479	220,000	274,900	330,000	386,500
Total Closed Units		100%	302,479	5	72	42	7
Total Closed Volume			42,546,845	1.24M	20.67M	15.88M	4.75M

July 2025



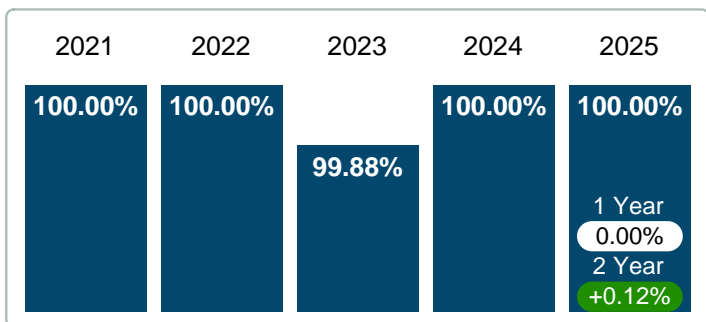
Area Delimited by County Of Wagoner - Residential Property Type



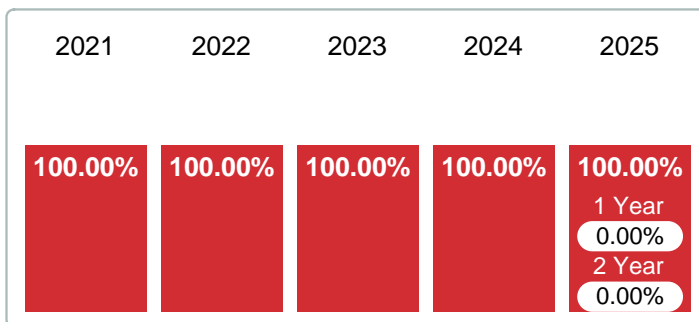
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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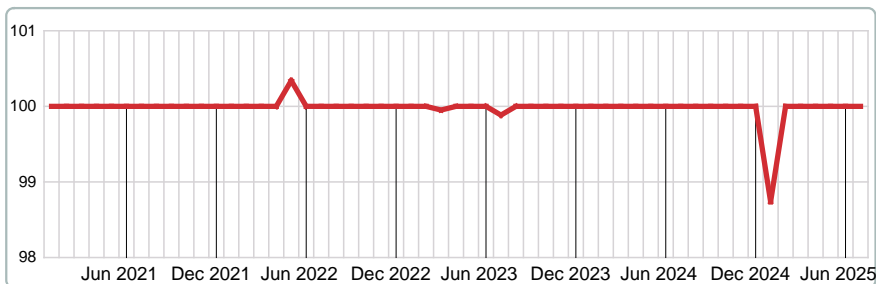
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

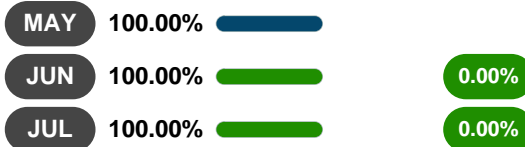


3 MONTHS

5 year JUL AVG = 99.98%

High May 2022 100.34% Low Jan 2025 98.74%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr JUL average of **99.98%**



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
\$200,000 and less	12	9.52%	98.43%	96.93%	100.00%	64.46%	0.00%
\$200,001 - \$225,000	7	5.56%	98.09%	88.04%	98.59%	0.00%	0.00%
\$225,001 - \$250,000	14	11.11%	100.00%	0.00%	100.00%	100.00%	0.00%
\$250,001 - \$325,000	45	35.71%	100.00%	100.00%	100.00%	99.55%	0.00%
\$325,001 - \$350,000	19	15.08%	99.44%	0.00%	98.87%	100.00%	99.44%
\$350,001 - \$525,000	17	13.49%	100.00%	0.00%	99.73%	100.00%	99.13%
\$525,001 and up	12	9.52%	99.19%	100.00%	95.93%	100.00%	97.25%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	99.09%
Total Closed Units	126	100%	100.00%	5	72	42	7
Total Closed Volume	42,546,845			1.24M	20.67M	15.88M	4.75M

July 2025



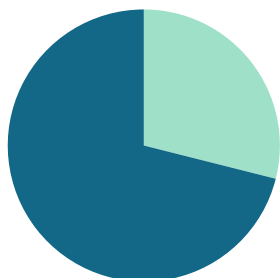
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

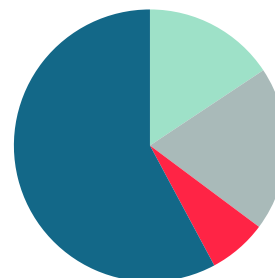


Inventory
 New Listings
195 = 28.93%
 Start Inventory
479
 Total Inventory Units
674
 Volume
\$269,664,988

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%
Median List Price	282,500	304,979	7.96%	289,207	294,750	1.92%
Median Sale Price	281,500	302,479	7.45%	285,000	291,000	2.11%
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%	18.00	23.50	30.56%
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

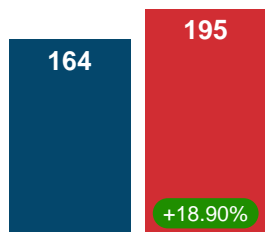
Inventory on July 31, 2025 = **465**

2024 **2025**

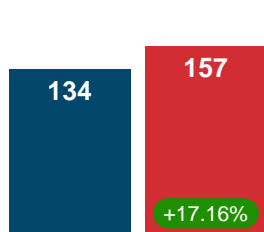
JULY MARKET

MEDIAN PRICES

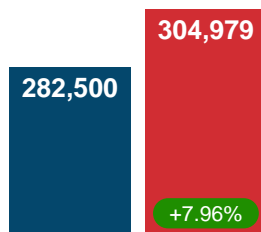
New Listings



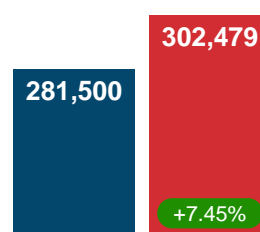
Pending Listings



List Price



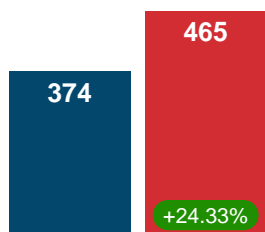
Sale Price



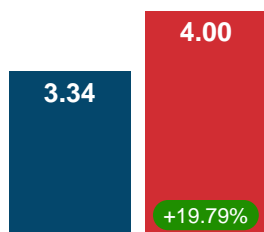
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

