

August 2025



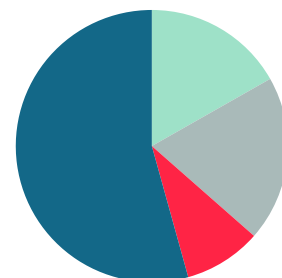
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	August 2025	+/-%
Closed Listings	137	144	5.11%
Pending Listings	127	169	33.07%
New Listings	186	231	24.19%
Average List Price	339,518	323,302	-4.78%
Average Sale Price	333,747	318,648	-4.52%
Average Percent of Selling Price to List Price	98.49%	98.60%	0.11%
Average Days on Market to Sale	43.67	48.51	11.09%
End of Month Inventory	396	466	17.68%
Months Supply of Inventory	3.50	3.97	13.25%



- Closed (16.78%)
- Pending (19.70%)
- Other OffMarket (9.21%)
- Active (54.31%)

Absorption: Last 12 months, an Average of **117** Sales/Month
Active Inventory as of August 31, 2025 = **466**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2025 rose **17.68%** to 466 existing homes available for sale. Over the last 12 months this area has had an average of 117 closed sales per month. This represents an unsold inventory index of **3.97** 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 **4.52%** in August 2025 to \$318,648 versus the previous year at \$333,747.

Average Days on Market Lengthens

The average number of **48.51** days that homes spent on the market before selling increased by 4.84 days or **11.09%** in August 2025 compared to last year's same month at **43.67** DOM.

Sales Success for August 2025 is Positive

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

There were 231 New Listings in August 2025, up **24.19%** from last year at 186. Furthermore, there were 144 Closed Listings this month versus last year at 137, a **5.11%** increase.

Closed versus Listed trends yielded a **62.3%** ratio, down from previous year's, August 2024, at **73.7%**, a **15.37%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

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

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

August 2025



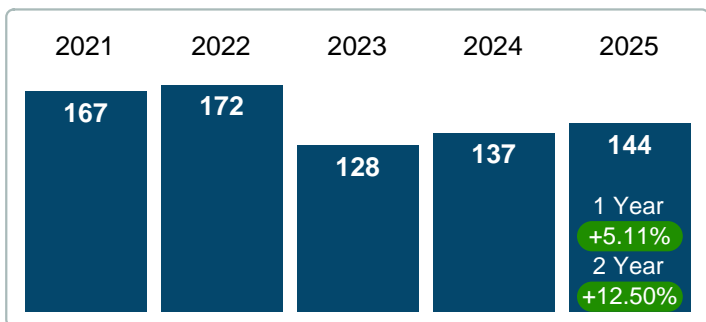
Area Delimited by County Of Wagoner - Residential Property Type



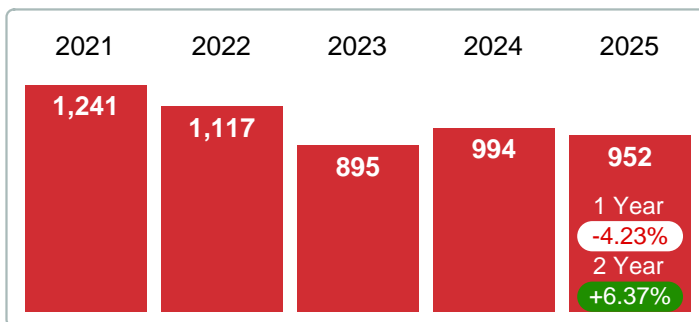
CLOSED LISTINGS

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

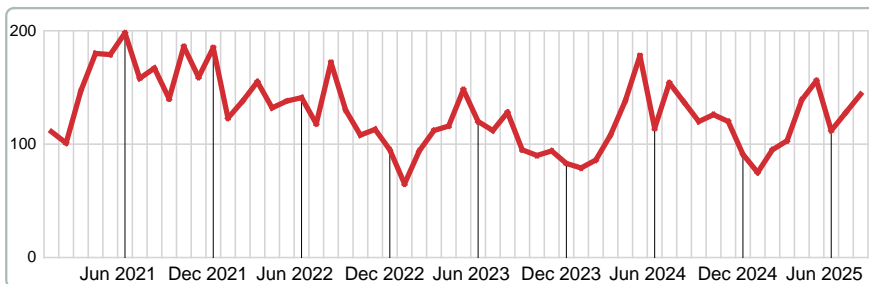
AUGUST



YEAR TO DATE (YTD)

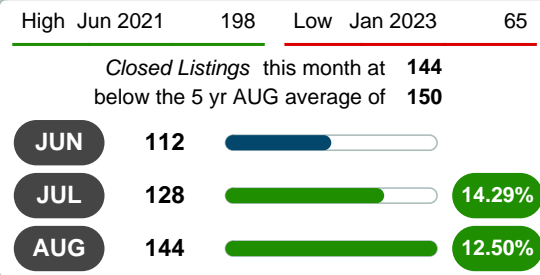


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 150



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	15	10.42%	32.7	5	8	2	0
\$175,001 - \$225,000	12	8.33%	25.3	0	10	2	0
\$225,001 - \$250,000	18	12.50%	35.4	0	13	5	0
\$250,001 - \$300,000	37	25.69%	53.5	0	27	9	1
\$300,001 - \$375,000	28	19.44%	47.9	0	13	11	4
\$375,001 - \$525,000	18	12.50%	70.4	0	8	9	1
\$525,001 and up	16	11.11%	60.4	1	1	12	2
Total Closed Units	144			6	80	50	8
Total Closed Volume	45,885,365	100%	48.5	951.60K	21.84M	19.76M	3.34M
Average Closed Price	\$318,648			\$158,600	\$272,944	\$395,264	\$416,876

August 2025



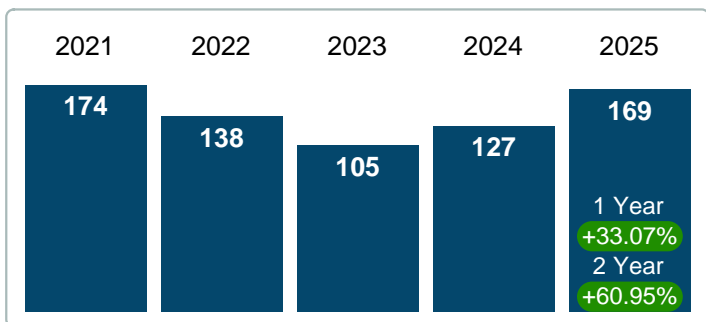
Area Delimited by County Of Wagoner - Residential Property Type



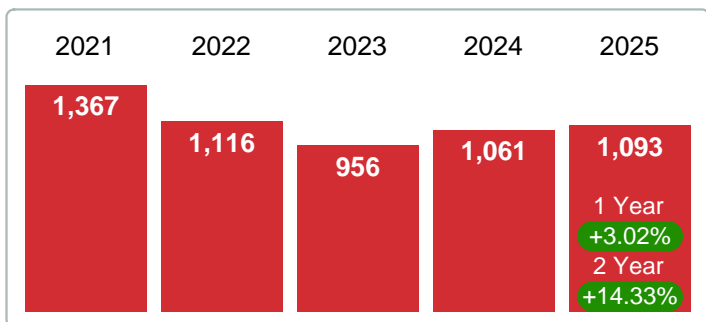
PENDING LISTINGS

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

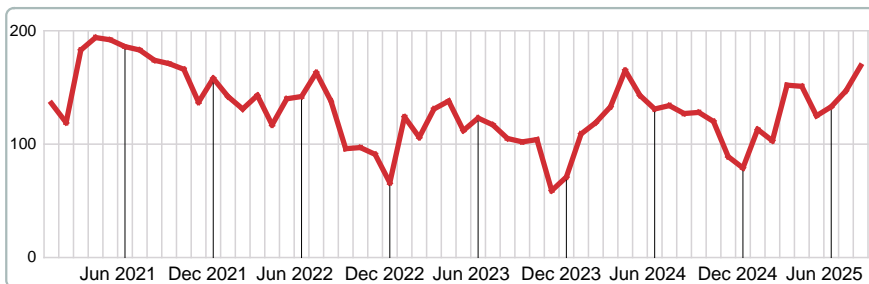
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

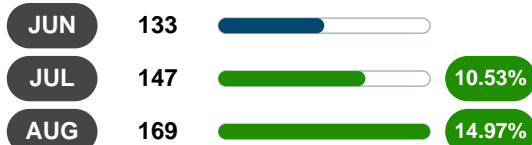


3 MONTHS

5 year AUG AVG = 143

High Apr 2021 194 Low Nov 2023 59

Pending Listings this month at **169**
above the 5 yr AUG average of **143**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	14	8.28%	33.4	4	10	0	0
\$200,001 - \$225,000	24	14.20%	27.0	1	22	1	0
\$225,001 - \$250,000	28	16.57%	33.8	0	27	1	0
\$250,001 - \$300,000	30	17.75%	73.7	0	15	15	0
\$300,001 - \$400,000	31	18.34%	76.8	1	17	12	1
\$400,001 - \$525,000	21	12.43%	87.7	0	14	7	0
\$525,001 and up	21	12.43%	68.5	0	7	14	0
Total Pending Units	169			6	112	50	1
Total Pending Volume	56,550,039	100%	58.8	876.21K	35.15M	20.18M	341.53K
Average Listing Price	\$334,616			\$146,034	\$313,859	\$403,602	\$341,525

August 2025



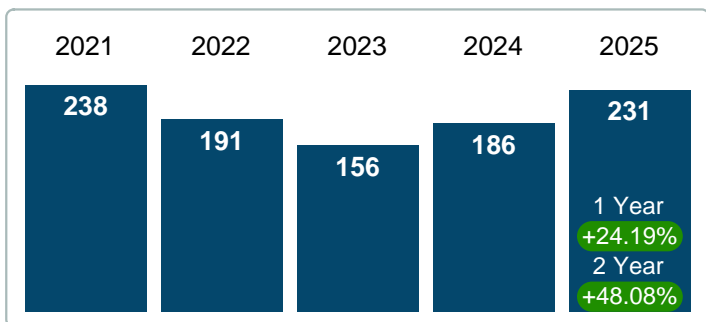
Area Delimited by County Of Wagoner - Residential Property Type



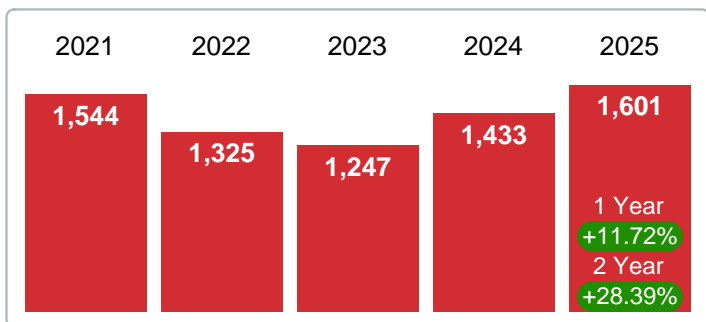
NEW LISTINGS

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

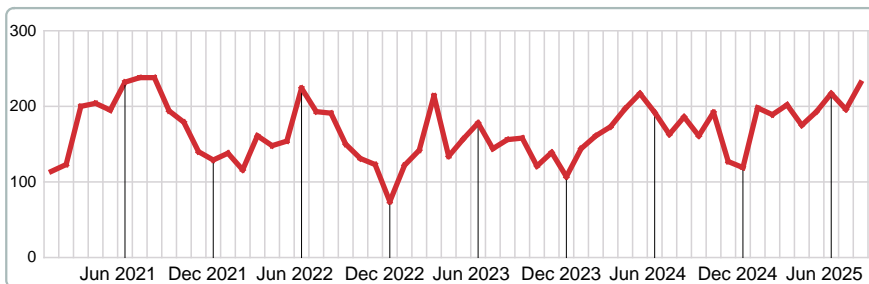
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 200

High Aug 2021 238 Low Dec 2022 74

New Listings this month at 231
above the 5 yr AUG average of 200



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	21	9.09%	4	12	4	1
\$200,001 - \$225,000	17	7.36%	0	17	0	0
\$225,001 - \$250,000	30	12.99%	0	26	4	0
\$250,001 - \$350,000	74	32.03%	0	42	30	2
\$350,001 - \$500,000	36	15.58%	0	18	13	5
\$500,001 - \$625,000	23	9.96%	0	9	14	0
\$625,001 and up	30	12.99%	2	4	13	11
Total New Listed Units	231		6	128	78	19
Total New Listed Volume	90,320,408	100%	1.93M	39.94M	34.56M	13.89M
Average New Listed Listing Price	\$390,997		\$322,417	\$312,013	\$443,031	\$731,147

August 2025



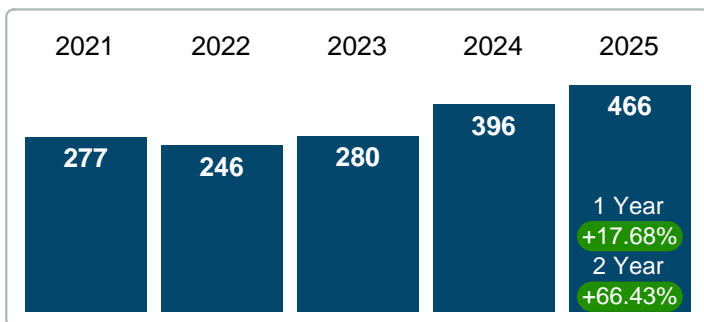
Area Delimited by County Of Wagoner - Residential Property Type



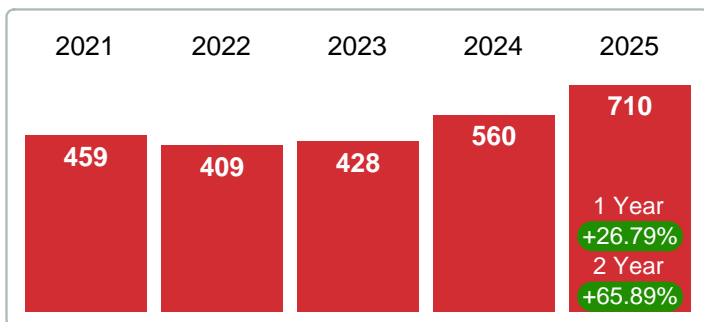
ACTIVE INVENTORY

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

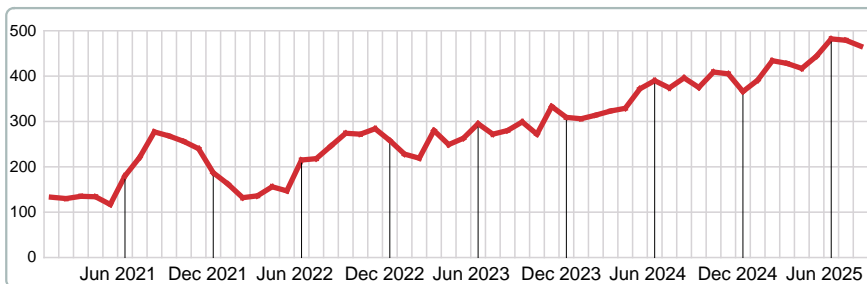
END OF AUGUST



ACTIVE DURING AUGUST

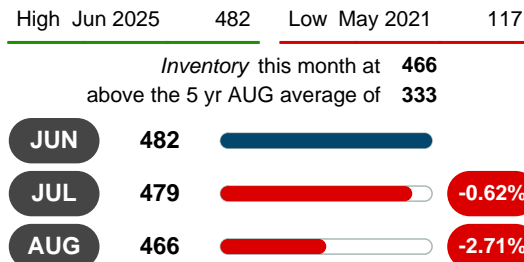


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 333



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	49	10.52%	79.6	12	27	9	1
\$200,001 - \$250,000	50	10.73%	53.3	1	43	6	0
\$250,001 - \$275,000	45	9.66%	76.3	0	29	16	0
\$275,001 - \$375,000	138	29.61%	72.9	1	71	60	6
\$375,001 - \$550,000	80	17.17%	92.6	1	30	42	7
\$550,001 - \$700,000	55	11.80%	73.7	1	12	38	4
\$700,001 and up	49	10.52%	78.7	2	10	19	18
Total Active Inventory by Units	466			18	222	190	36
Total Active Inventory by Volume	200,753,393	100%	75.9	4.53M	78.25M	87.02M	30.95M
Average Active Inventory Listing Price	\$430,801			\$251,656	\$352,482	\$458,011	\$859,734

August 2025



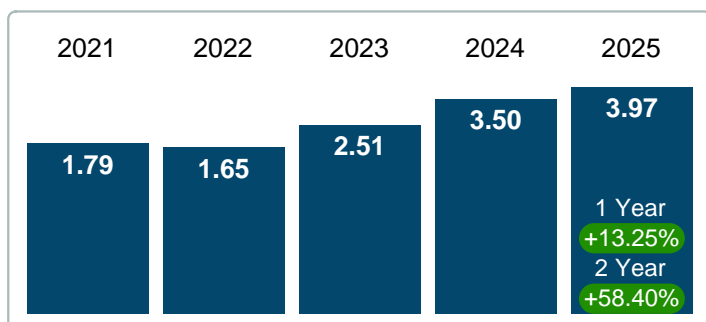
Area Delimited by County Of Wagoner - Residential Property Type



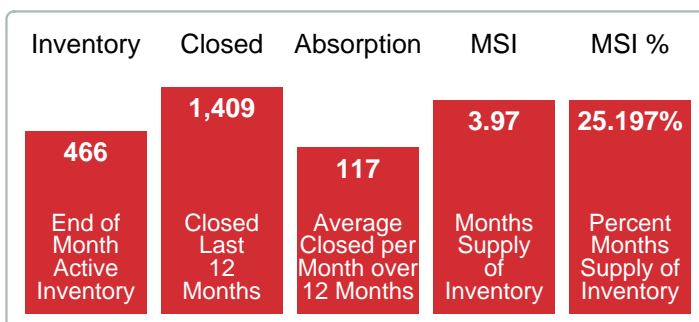
MONTHS SUPPLY of INVENTORY (MSI)

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

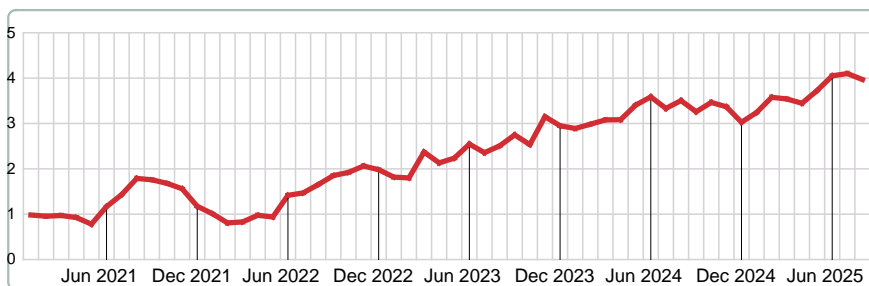
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

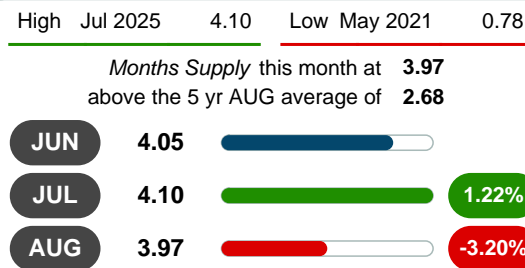


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 2.68



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	49	10.52%	2.83	3.27	2.31	4.91	6.00
\$200,001 - \$250,000	50	10.73%	2.08	1.33	2.21	1.67	0.00
\$250,001 - \$275,000	45	9.66%	4.03	0.00	3.28	7.38	0.00
\$275,001 - \$375,000	138	29.61%	3.79	4.00	3.29	4.53	4.50
\$375,001 - \$550,000	80	17.17%	4.02	4.00	3.60	4.31	4.42
\$550,001 - \$700,000	55	11.80%	11.38	12.00	12.00	13.41	4.36
\$700,001 and up	49	10.52%	13.36	0.00	24.00	8.44	18.00
Market Supply of Inventory (MSI)			3.97	3.54	3.11	5.33	6.75
Total Active Inventory by Units		100%	3.97	18	222	190	36

August 2025



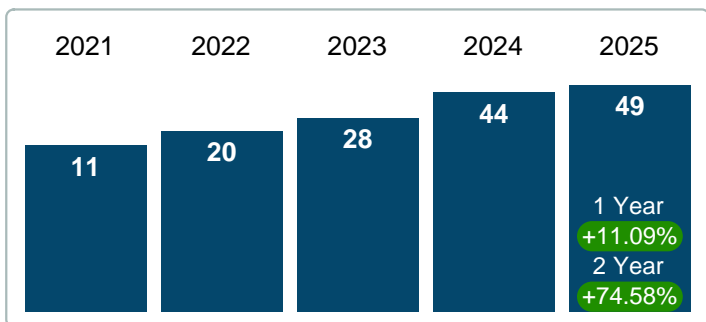
Area Delimited by County Of Wagoner - Residential Property Type



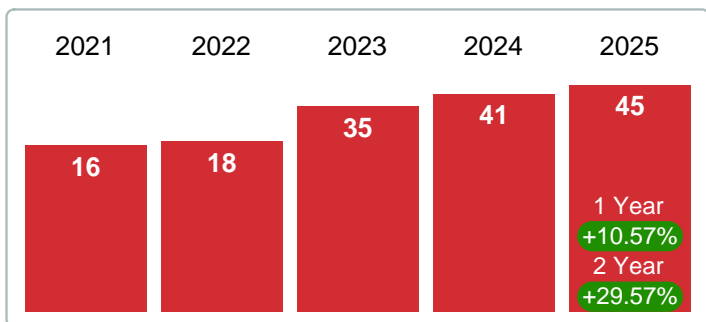
AVERAGE DAYS ON MARKET TO SALE

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

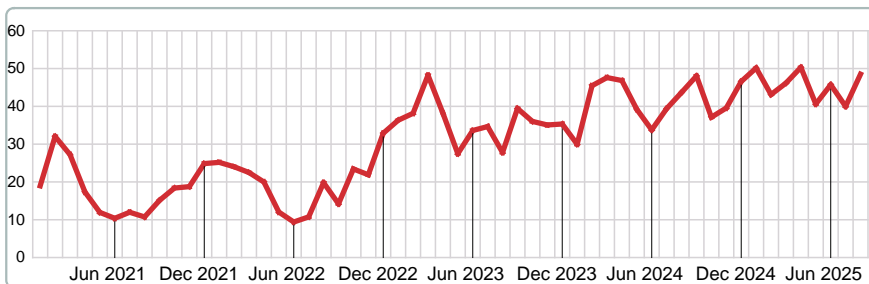
AUGUST



YEAR TO DATE (YTD)

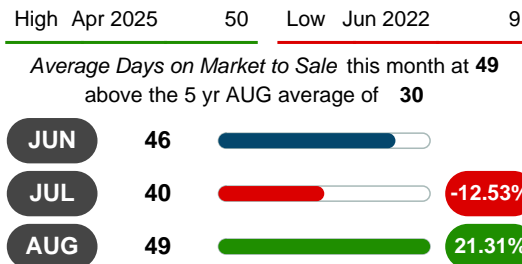


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 30



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	10.42%	33	38	30	33	0
\$175,001 - \$225,000	8.33%	25	0	25	25	0
\$225,001 - \$250,000	12.50%	35	0	40	25	0
\$250,001 - \$300,000	25.69%	53	0	48	70	54
\$300,001 - \$375,000	19.44%	48	0	42	51	59
\$375,001 - \$525,000	12.50%	70	0	56	88	32
\$525,001 and up	11.11%	60	9	5	77	18
Average Closed DOM		49				
Total Closed Units	100%	49	6	80	50	8
Total Closed Volume		45,885,365	951.60K	21.84M	19.76M	3.34M

August 2025



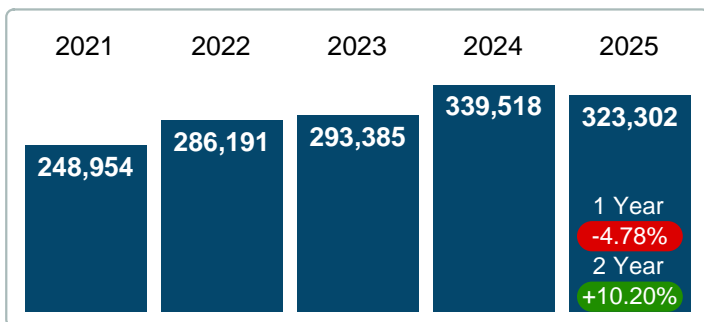
Area Delimited by County Of Wagoner - Residential Property Type



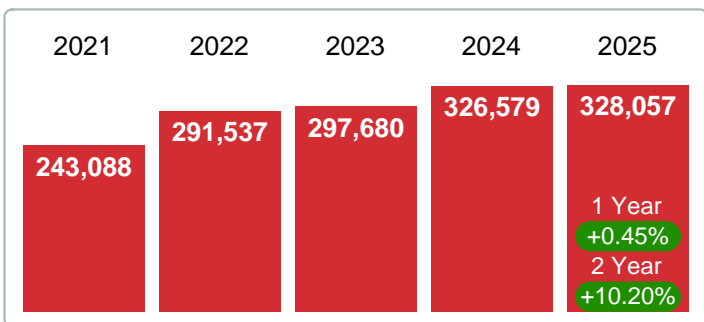
AVERAGE LIST PRICE AT CLOSING

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

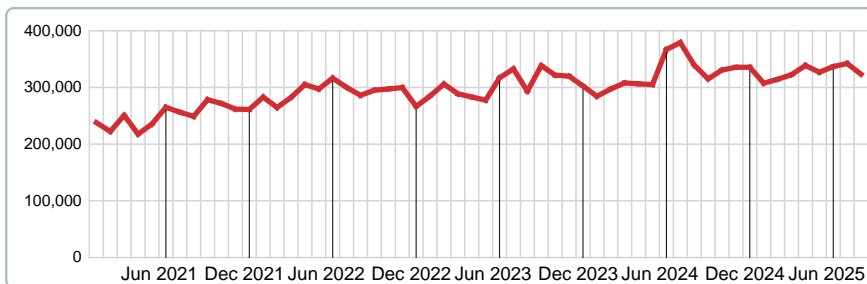
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

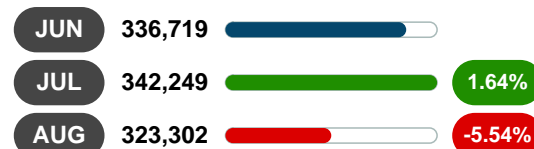


3 MONTHS

5 year AUG AVG = 298,270

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

Average List Price at Closing this month at **323,302** above the 5 yr AUG average of **298,270**



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	8.33%	111,933	84,380	153,913	114,950	0
\$175,001 - \$225,000	9.03%	202,010	0	212,633	214,950	0
\$225,001 - \$250,000	13.89%	239,224	0	239,225	241,732	0
\$250,001 - \$300,000	25.00%	271,994	0	272,425	275,809	259,900
\$300,001 - \$375,000	19.44%	331,287	0	331,675	336,988	338,100
\$375,001 - \$525,000	12.50%	428,961	0	429,288	441,344	459,900
\$525,001 and up	11.81%	647,799	550,000	575,000	671,883	637,495
Average List Price		323,302	161,983	276,801	401,846	418,399
Total Closed Units	100%	323,302	6	80	50	8
Total Closed Volume		46,555,505	971.90K	22.14M	20.09M	3.35M

August 2025



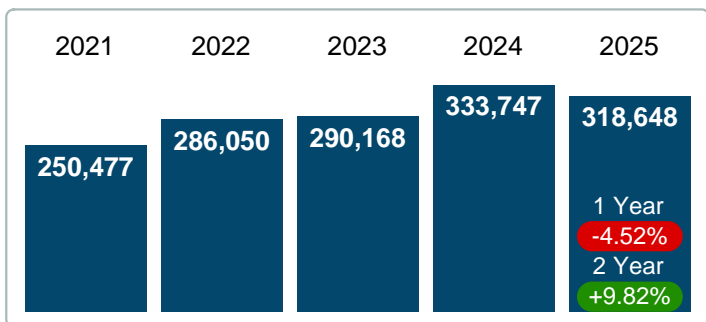
Area Delimited by County Of Wagoner - Residential Property Type



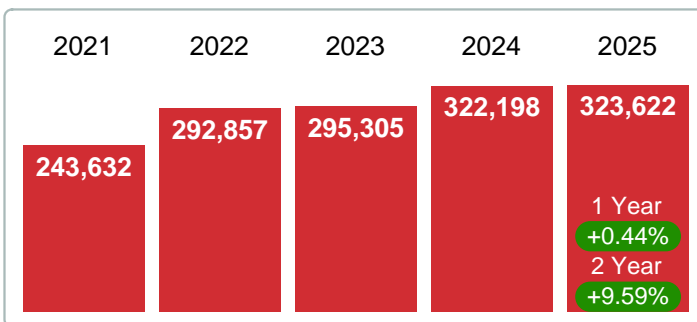
AVERAGE SOLD PRICE AT CLOSING

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

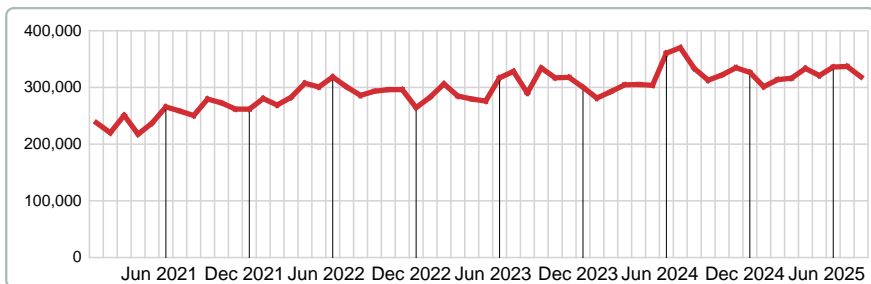
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 295,818

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

Average Sold Price at Closing this month at **318,648** above the 5 yr AUG average of **295,818**

- JUN 335,976
- JUL 337,060 +0.32%
- AUG 318,648 -5.46%

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 15	10.42%	120,407	80,320	149,938	102,500	0
\$175,001 - \$225,000 12	8.33%	208,795	0	208,153	212,000	0
\$225,001 - \$250,000 18	12.50%	238,859	0	237,370	242,732	0
\$250,001 - \$300,000 37	25.69%	269,696	0	268,625	273,987	260,000
\$300,001 - \$375,000 28	19.44%	333,770	0	328,561	337,115	341,503
\$375,001 - \$525,000 18	12.50%	431,886	0	419,819	439,600	459,000
\$525,001 and up 16	11.11%	636,000	550,000	586,000	649,167	625,000
Average Sold Price		318,648	158,600	272,944	395,264	416,876
Total Closed Units	100%	318,648	6	80	50	8
Total Closed Volume		45,885,365	951.60K	21.84M	19.76M	3.34M

August 2025



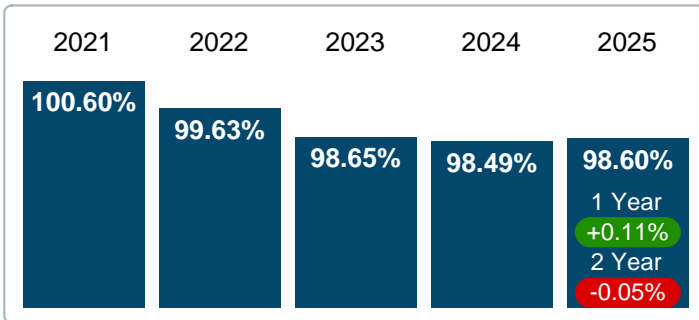
Area Delimited by County Of Wagoner - Residential Property Type



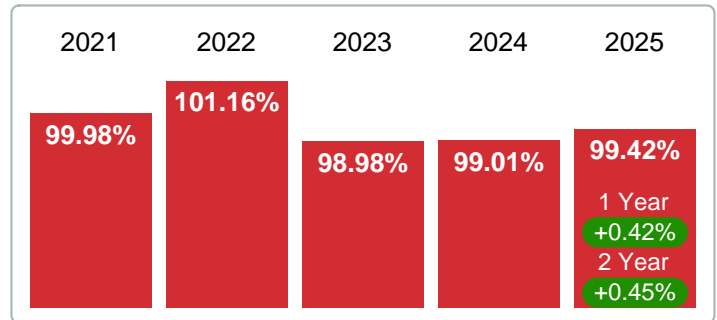
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

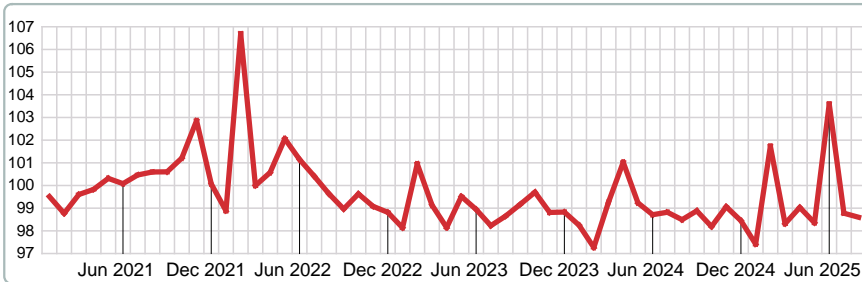
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

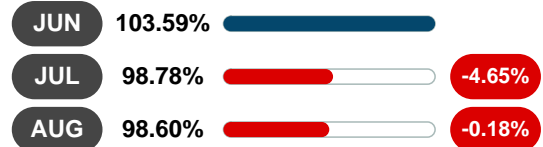


3 MONTHS

5 year AUG AVG = 99.19%

High Feb 2022 106.69% Low Feb 2024 97.27%

Average Sold/List Ratio this month at **98.60%**
equal to 5 yr AUG average of **99.19%**



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	15	10.42%	95.07%	93.99%	97.67%	87.34%	0.00%
\$175,001 - \$225,000	12	8.33%	98.11%	0.00%	97.99%	98.69%	0.00%
\$225,001 - \$250,000	18	12.50%	99.58%	0.00%	99.26%	100.41%	0.00%
\$250,001 - \$300,000	37	25.69%	98.91%	0.00%	98.72%	99.38%	100.04%
\$300,001 - \$375,000	28	19.44%	99.80%	0.00%	99.19%	100.07%	101.02%
\$375,001 - \$525,000	18	12.50%	98.99%	0.00%	98.06%	99.74%	99.80%
\$525,001 and up	16	11.11%	97.92%	100.00%	101.91%	97.36%	98.22%
Average Sold/List Ratio		98.60%		94.99%	98.66%	98.70%	100.04%
Total Closed Units		144	100%	6	80	50	8
Total Closed Volume		45,885,365		951.60K	21.84M	19.76M	3.34M

August 2025



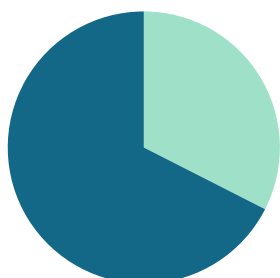
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

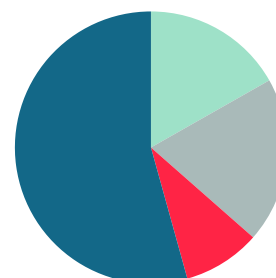


Inventory
 New Listings
231 = 32.49%
 Start Inventory
480
 Total Inventory Units
711
 Volume
\$291,688,385

Market Activity

Closed Sales
144 = 16.78%
 Pending Sales
169 = 19.70%
 Other Off Market
79 = 9.21%
 Active Inventory
466 = 54.31%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	137	144	5.11%	994	952	-4.23%
Pending Sales	127	169	33.07%	1,061	1,093	3.02%
New Listings	186	231	24.19%	1,433	1,601	11.72%
Average List Price	339,518	323,302	-4.78%	326,579	328,057	0.45%
Average Sale Price	333,747	318,648	-4.52%	322,198	323,622	0.44%
Average Percent of Selling Price to List Price	98.49%	98.60%	0.11%	99.01%	99.42%	0.42%
Average Days on Market to Sale	43.67	48.51	11.09%	41.01	45.34	10.57%
Monthly Inventory	396	466	17.68%	396	466	17.68%
Months Supply of Inventory	3.50	3.97	13.25%	3.50	3.97	13.25%

Absorption: Last 12 months, an Average of 117 Sales/Month

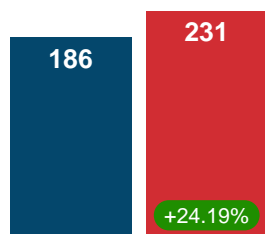
Inventory on August 31, 2025 = 466

2024 2025

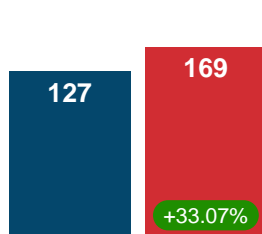
AUGUST MARKET

AVERAGE PRICES

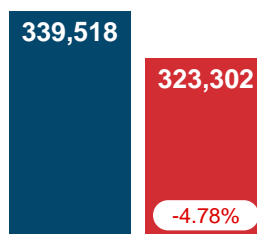
New Listings



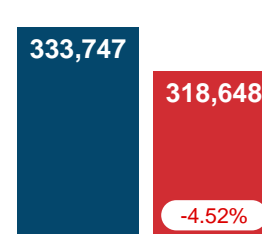
Pending Listings



List Price



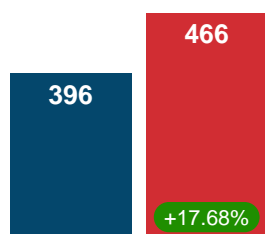
Sale Price



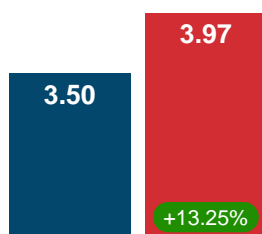
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

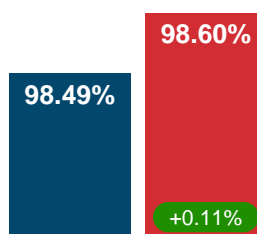
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

