

August 2025



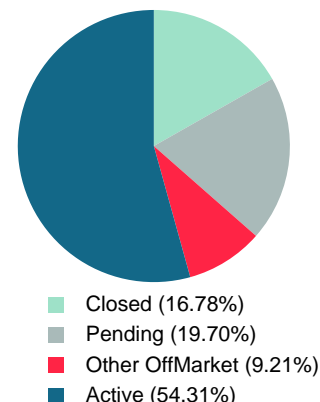
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	299,000	281,995	-5.69%
Median Sale Price	294,881	276,000	-6.40%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	24.00	28.00	16.67%
End of Month Inventory	396	466	17.68%
Months Supply of Inventory	3.50	3.97	13.25%



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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **6.40%** in August 2025 to \$276,000 versus the previous year at \$294,881.

Median Days on Market Lengthens

The median number of **28.00** days that homes spent on the market before selling increased by 4.00 days or **16.67%** in August 2025 compared to last year's same month at **24.00** DOM.

Sales Success for August 2025 is Positive

Overall, with Median 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.

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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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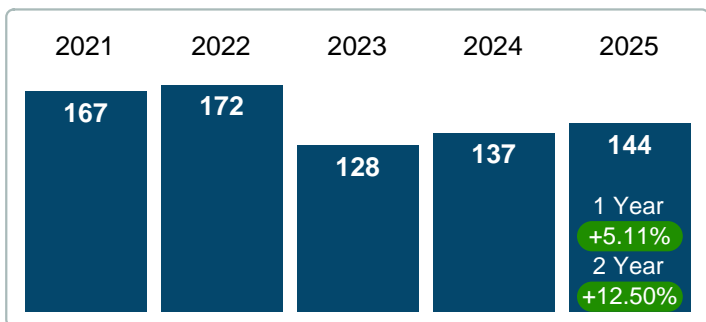
Area Delimited by County Of Wagoner - Residential Property Type



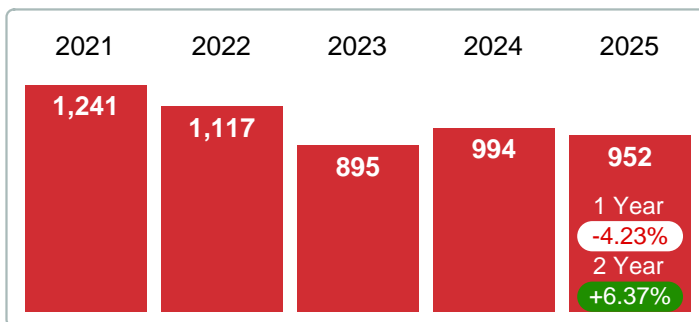
CLOSED LISTINGS

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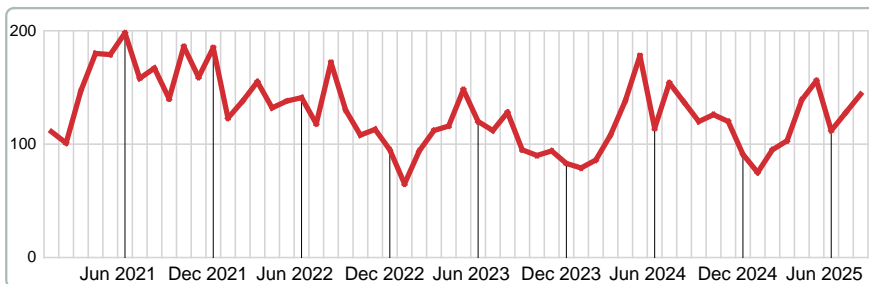
AUGUST



YEAR TO DATE (YTD)

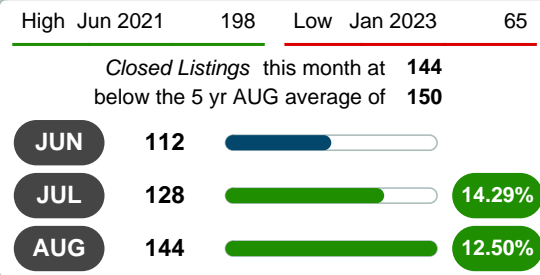


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 150



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	15	10.42%	16.0	5	8	2	0
\$175,001 - \$225,000	12	8.33%	20.5	0	10	2	0
\$225,001 - \$250,000	18	12.50%	35.5	0	13	5	0
\$250,001 - \$300,000	37	25.69%	21.0	0	27	9	1
\$300,001 - \$375,000	28	19.44%	39.5	0	13	11	4
\$375,001 - \$525,000	18	12.50%	53.5	0	8	9	1
\$525,001 and up	16	11.11%	47.5	1	1	12	2
Total Closed Units	144			6	80	50	8
Total Closed Volume	45,885,365	100%	28.0	951.60K	21.84M	19.76M	3.34M
Median Closed Price	\$276,000			\$97,000	\$261,500	\$344,250	\$348,950

August 2025



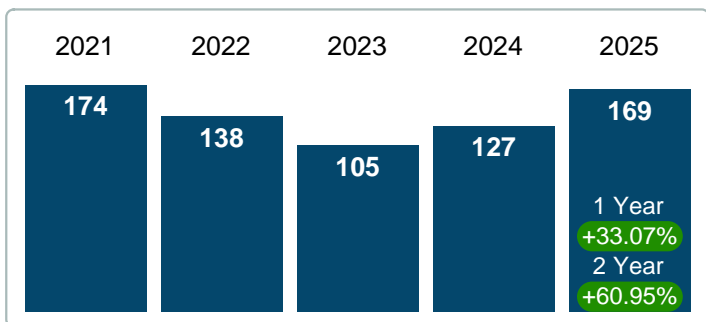
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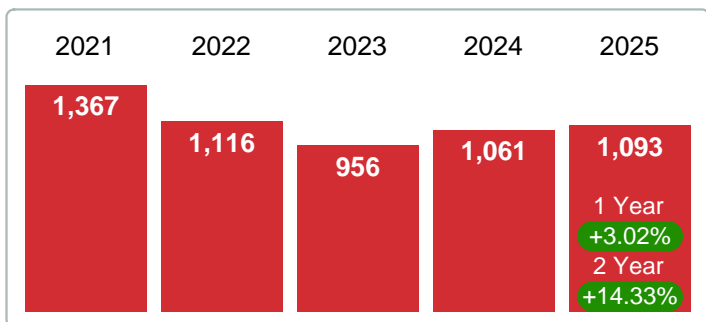
PENDING LISTINGS

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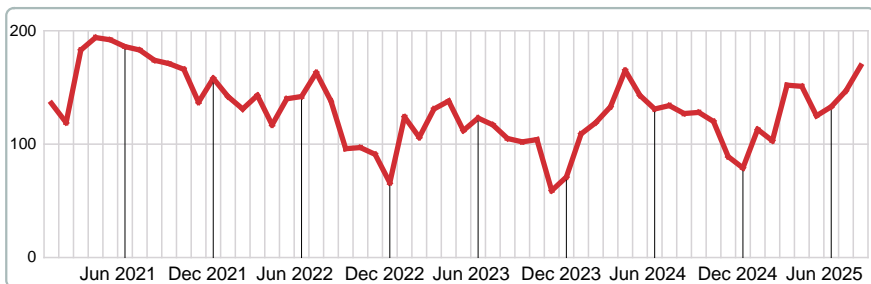
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

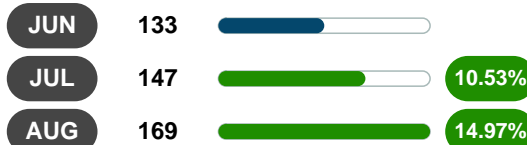


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	14	8.28%	21.0	4	10	0	0
\$200,001 - \$225,000	24	14.20%	13.5	1	22	1	0
\$225,001 - \$250,000	28	16.57%	15.5	0	27	1	0
\$250,001 - \$300,000	30	17.75%	44.5	0	15	15	0
\$300,001 - \$400,000	31	18.34%	50.0	1	17	12	1
\$400,001 - \$525,000	21	12.43%	67.0	0	14	7	0
\$525,001 and up	21	12.43%	56.0	0	7	14	0
Total Pending Units	169			6	112	50	1
Total Pending Volume	56,550,039	100%	37.0	876.21K	35.15M	20.18M	341.53K
Median Listing Price	\$284,500			\$105,000	\$249,995	\$346,750	\$341,525

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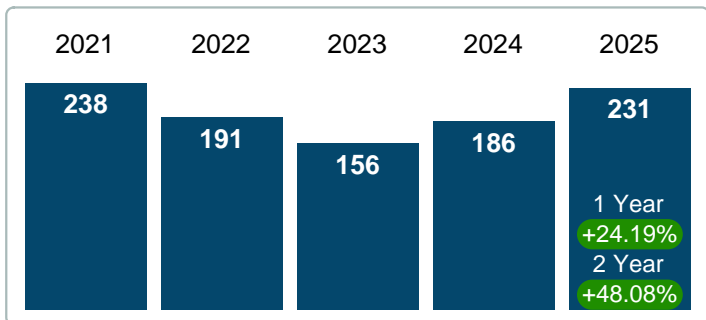
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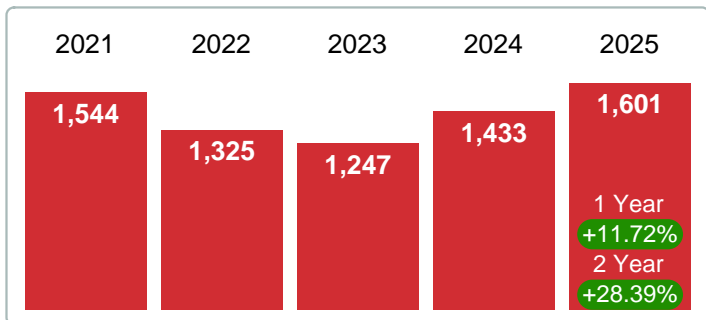
NEW LISTINGS

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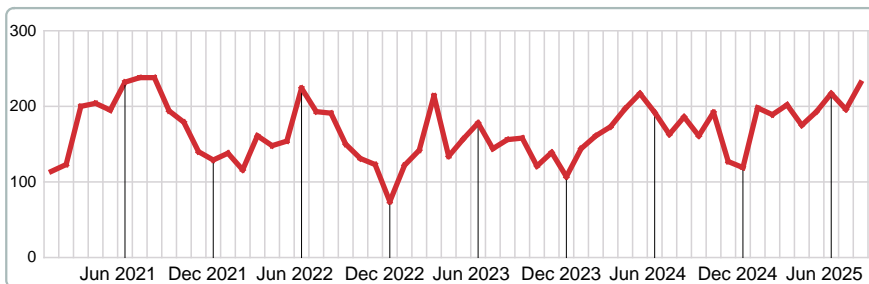
AUGUST



YEAR TO DATE (YTD)

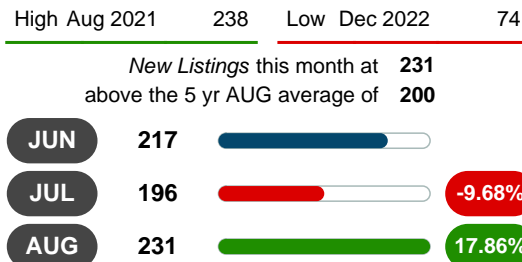


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 200



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	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
Median New Listed Listing Price	\$320,000		\$82,500	\$265,000	\$375,000	\$647,400

August 2025



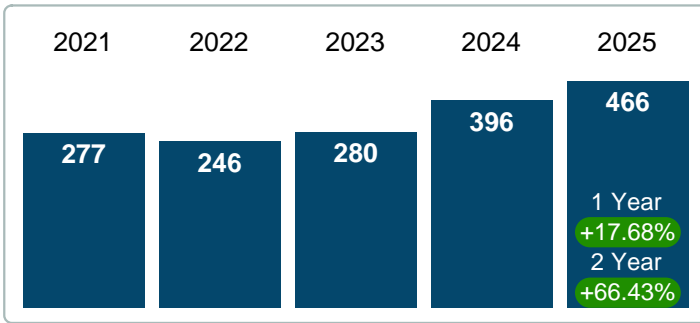
Area Delimited by County Of Wagoner - Residential Property Type



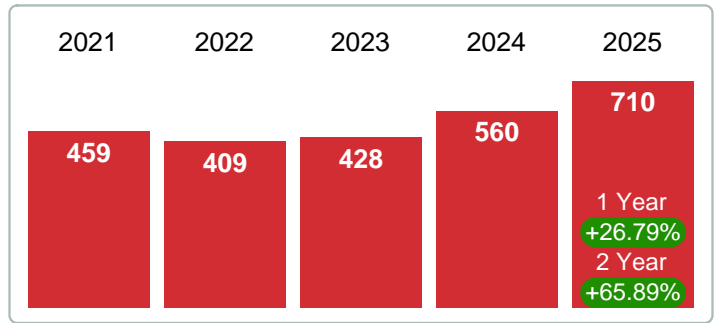
ACTIVE INVENTORY

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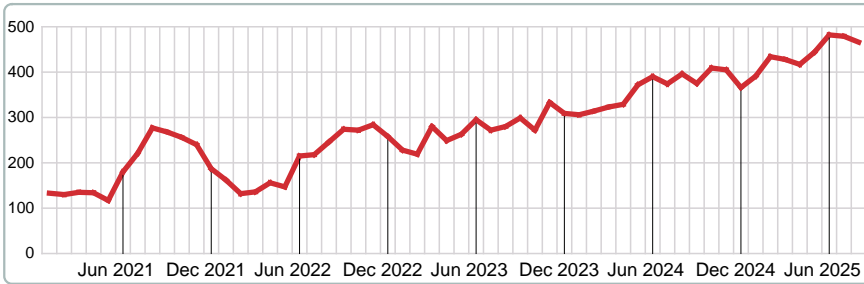
END OF AUGUST



ACTIVE DURING AUGUST

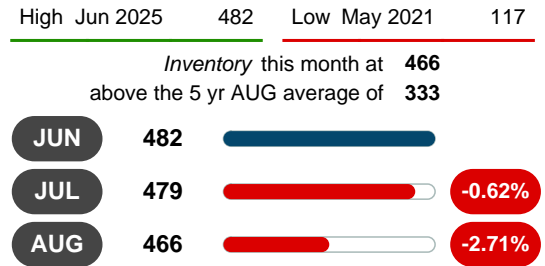


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 333



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	49	10.52%	60.0	12	27	9	1
\$200,001 - \$250,000	50	10.73%	48.0	1	43	6	0
\$250,001 - \$275,000	45	9.66%	46.0	0	29	16	0
\$275,001 - \$375,000	138	29.61%	46.0	1	71	60	6
\$375,001 - \$550,000	80	17.17%	45.5	1	30	42	7
\$550,001 - \$700,000	55	11.80%	52.0	1	12	38	4
\$700,001 and up	49	10.52%	67.0	2	10	19	18
Total Active Inventory by Units	466			18	222	190	36
Total Active Inventory by Volume	200,753,393	100%	50.0	4.53M	78.25M	87.02M	30.95M
Median Active Inventory Listing Price	\$339,900			\$161,500	\$295,000	\$389,908	\$732,450

August 2025



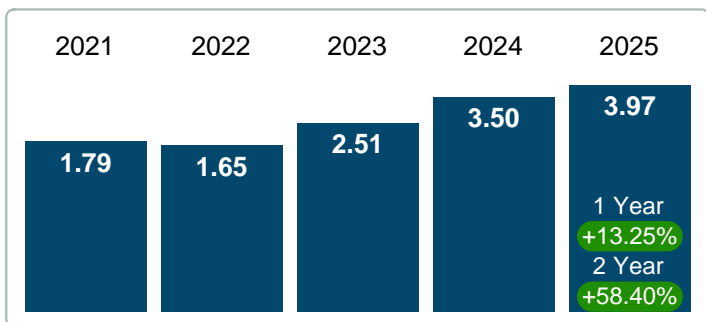
Area Delimited by County Of Wagoner - Residential Property Type



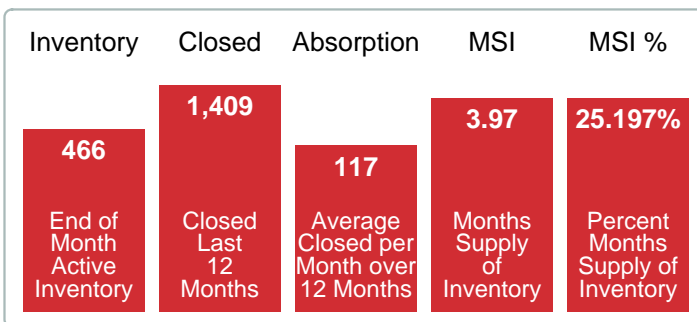
MONTHS SUPPLY of INVENTORY (MSI)

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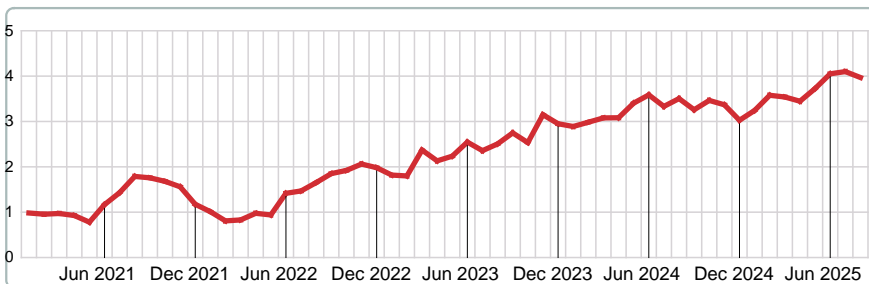
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

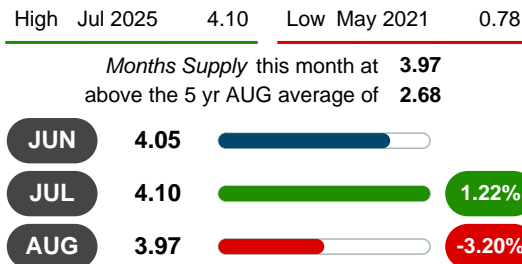


5 YEAR MARKET ACTIVITY TRENDS



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

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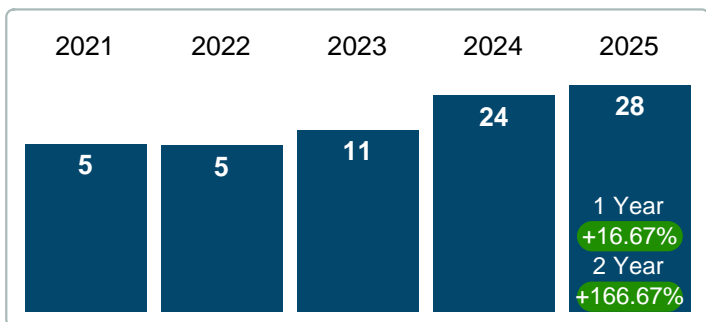
Area Delimited by County Of Wagoner - Residential Property Type



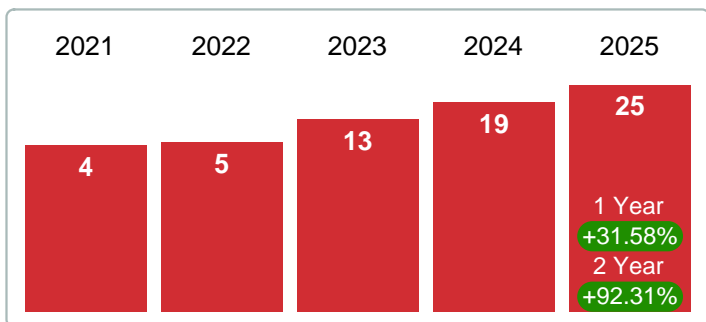
MEDIAN DAYS ON MARKET TO SALE

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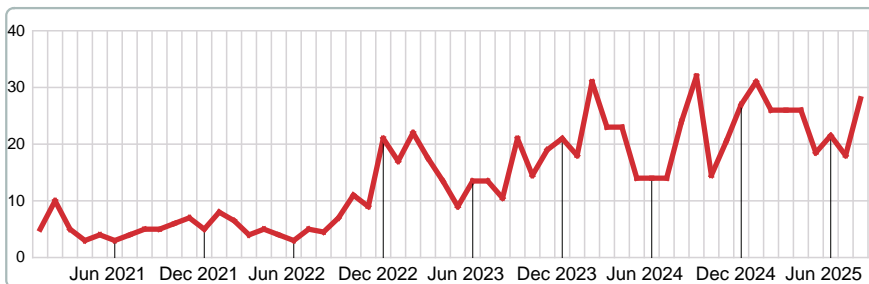
AUGUST



YEAR TO DATE (YTD)

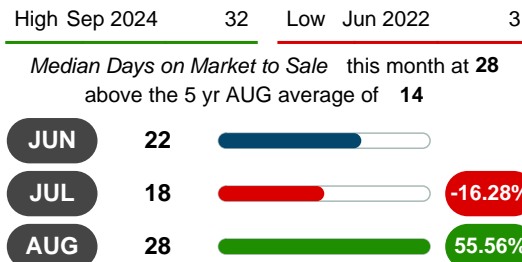


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 14



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	15	10.42%	16	11	18	33	0
\$175,001 - \$225,000	12	8.33%	21	0	21	25	0
\$225,001 - \$250,000	18	12.50%	36	0	49	17	0
\$250,001 - \$300,000	37	25.69%	21	0	19	55	54
\$300,001 - \$375,000	28	19.44%	40	0	43	28	60
\$375,001 - \$525,000	18	12.50%	54	0	8	67	32
\$525,001 and up	16	11.11%	48	9	5	70	18
Median Closed DOM			28	11	21	49	43
Total Closed Units		100%	28.0	6	80	50	8
Total Closed Volume			45,885,365	951.60K	21.84M	19.76M	3.34M

August 2025



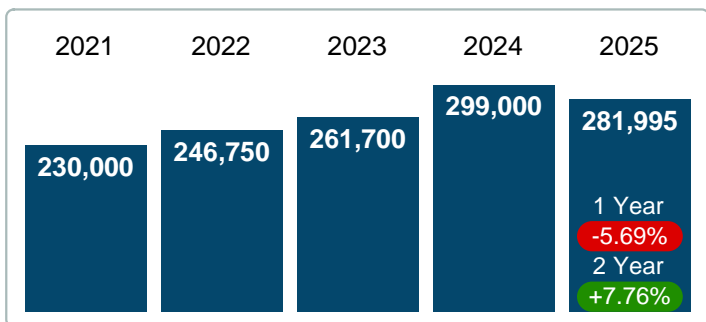
Area Delimited by County Of Wagoner - Residential Property Type



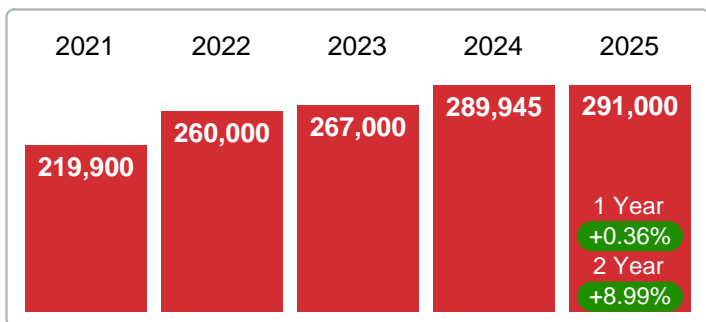
MEDIAN LIST PRICE AT CLOSING

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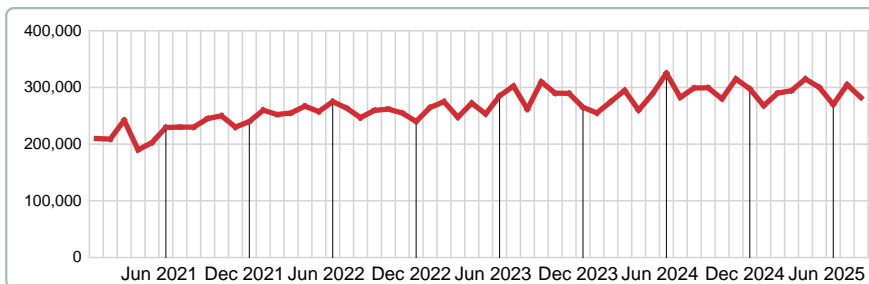
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

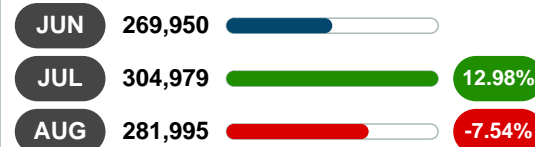


3 MONTHS

5 year AUG AVG = 263,889

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

Median List Price at Closing this month at **281,995**
above the 5 yr AUG average of **263,889**



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	12	8.33%	115,000	90,000	147,000	114,950	0
\$175,001 - \$225,000	13	9.03%	200,000	0	204,950	199,900	0
\$225,001 - \$250,000	20	13.89%	237,836	0	235,944	241,479	0
\$250,001 - \$300,000	36	25.00%	274,450	0	274,450	275,000	259,900
\$300,001 - \$375,000	28	19.44%	327,750	0	325,000	324,900	335,750
\$375,001 - \$525,000	18	12.50%	408,872	0	402,500	464,900	459,900
\$525,001 and up	17	11.81%	574,990	550,000	562,500	574,000	637,495
Median List Price			281,995	92,500	260,000	345,000	345,000
Total Closed Units		100%	281,995	6	80	50	8
Total Closed Volume			46,555,505	971.90K	22.14M	20.09M	3.35M

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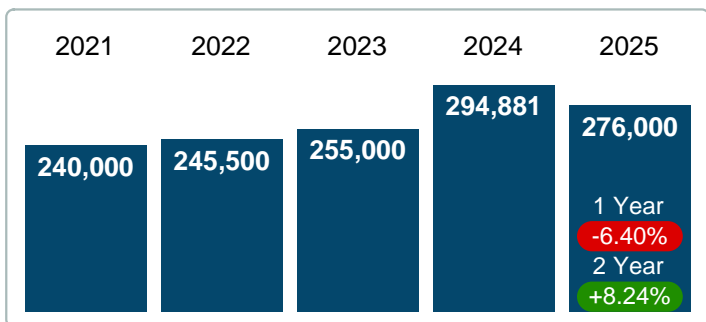
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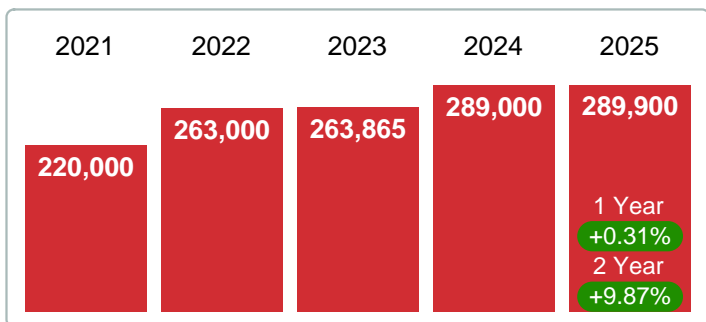
MEDIAN SOLD PRICE AT CLOSING

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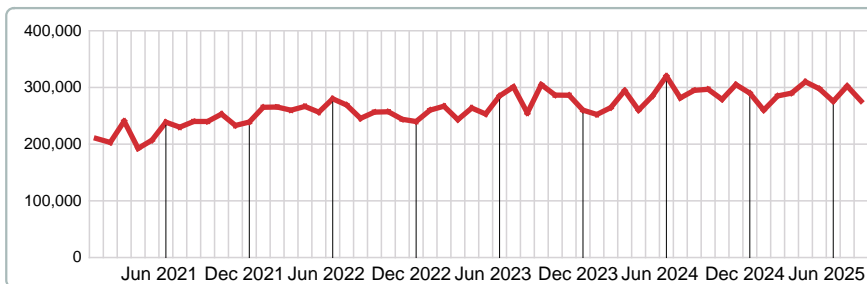
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

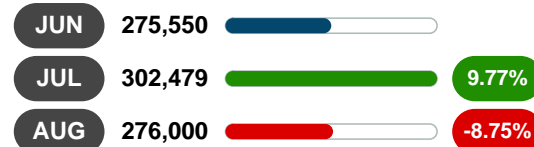


3 MONTHS

5 year AUG AVG = 262,276

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

Median Sold Price at Closing this month at **276,000** above the 5 yr AUG average of **262,276**



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	10.42%	139,500	96,000	157,500	102,500	0
\$175,001 - \$225,000	8.33%	212,500	0	212,500	212,000	0
\$225,001 - \$250,000	12.50%	236,761	0	233,872	244,435	0
\$250,001 - \$300,000	25.69%	270,000	0	270,000	272,000	260,000
\$300,001 - \$375,000	19.44%	332,250	0	329,000	334,900	339,305
\$375,001 - \$525,000	12.50%	407,000	0	399,950	453,500	459,000
\$525,001 and up	11.11%	575,000	550,000	586,000	566,000	625,000
Median Sold Price		276,000	97,000	261,500	344,250	348,950
Total Closed Units	100%	276,000	6	80	50	8
Total Closed Volume		45,885,365	951.60K	21.84M	19.76M	3.34M

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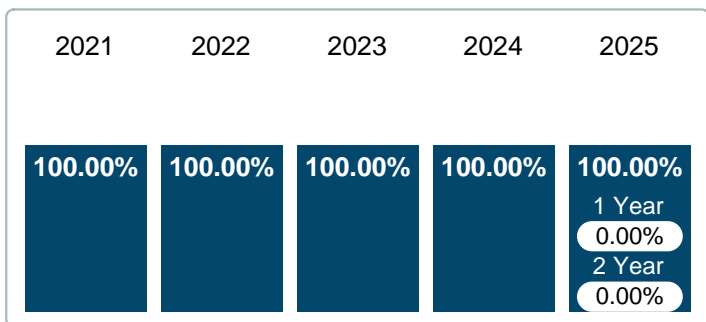
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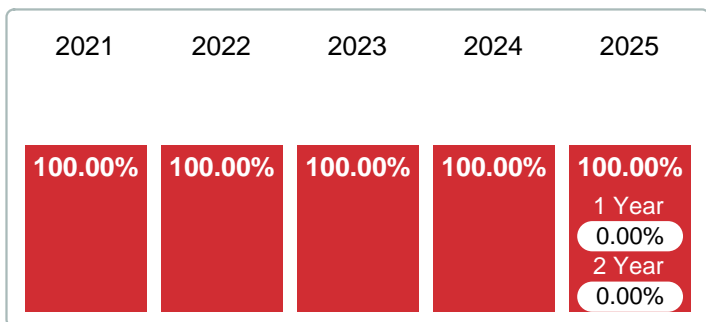
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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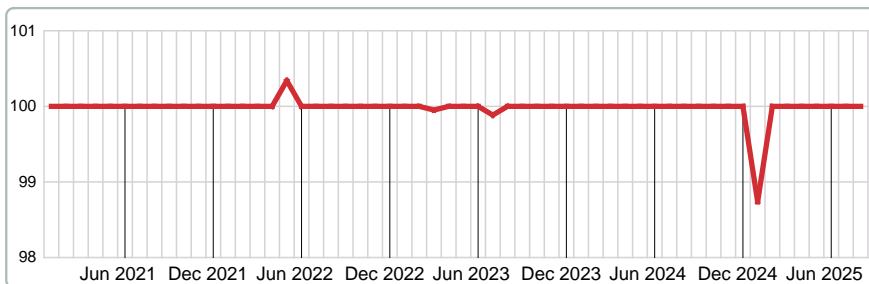
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

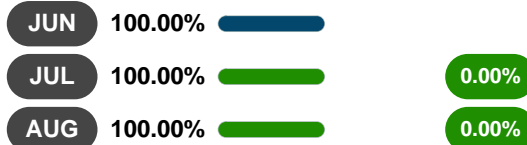


3 MONTHS

5 year AUG AVG = 100.00%

High May 2022 100.34% Low Jan 2025 98.74%

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



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	15	10.42%	96.71%	96.71%	97.93%	87.34%	0.00%
\$175,001 - \$225,000	12	8.33%	99.77%	0.00%	100.00%	98.69%	0.00%
\$225,001 - \$250,000	18	12.50%	100.00%	0.00%	100.00%	100.00%	0.00%
\$250,001 - \$300,000	37	25.69%	100.00%	0.00%	100.00%	100.00%	100.04%
\$300,001 - \$375,000	28	19.44%	100.00%	0.00%	100.00%	100.00%	100.56%
\$375,001 - \$525,000	18	12.50%	99.53%	0.00%	98.41%	99.89%	99.80%
\$525,001 and up	16	11.11%	98.23%	100.00%	101.91%	98.06%	98.22%
Median Sold/List Ratio		100.00%		98.35%	100.00%	99.72%	100.00%
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



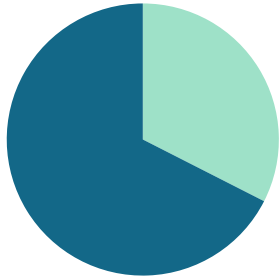
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

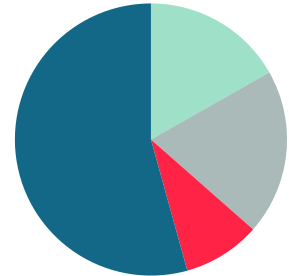


Inventory
 New Listings
231 = 32.49%
 Start Inventory
480
 Total Inventory Units
711
 Volume
\$291,688,385

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%
Median List Price	299,000	281,995	-5.69%	289,945	291,000	0.36%
Median Sale Price	294,881	276,000	-6.40%	289,000	289,900	0.31%
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	24.00	28.00	16.67%	19.00	25.00	31.58%
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

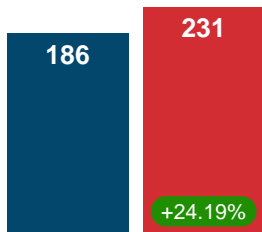
Inventory on August 31, 2025 = 466

2024 2025

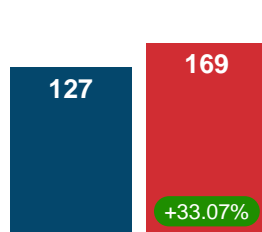
AUGUST MARKET

MEDIAN PRICES

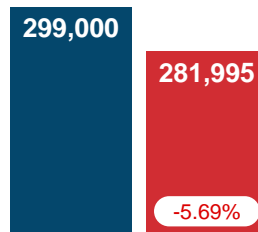
New Listings



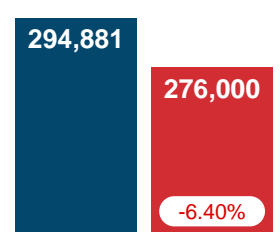
Pending Listings



List Price



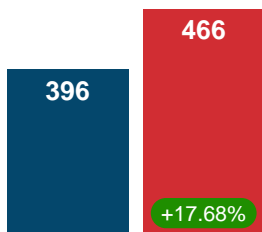
Sale Price



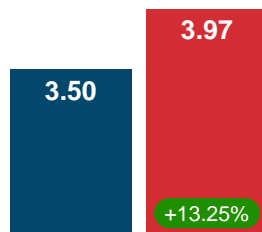
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

