

September 2025



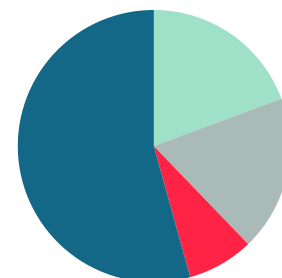
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Oct 17, 2025 for MLS Technology Inc.

Compared Metrics	September		
	2024	2025	+/-%
Closed Listings	120	157	30.83%
Pending Listings	128	150	17.19%
New Listings	161	172	6.83%
Average List Price	315,162	314,296	-0.27%
Average Sale Price	312,815	309,065	-1.20%
Average Percent of Selling Price to List Price	98.88%	97.50%	-1.40%
Average Days on Market to Sale	48.03	50.03	4.18%
End of Month Inventory	375	441	17.60%
Months Supply of Inventory	3.26	3.66	12.31%



■ Closed (19.33%)
■ Pending (18.47%)
■ Other OffMarket (7.88%)
■ Active (54.31%)

Absorption: Last 12 months, an Average of **121** Sales/Month
Active Inventory as of September 30, 2025 = **441**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2025 rose **17.60%** to 441 existing homes available for sale. Over the last 12 months this area has had an average of 121 closed sales per month. This represents an unsold inventory index of **3.66** 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 **1.20%** in September 2025 to \$309,065 versus the previous year at \$312,815.

Average Days on Market Lengthens

The average number of **50.03** days that homes spent on the market before selling increased by 2.01 days or **4.18%** in September 2025 compared to last year's same month at **48.03** DOM.

Sales Success for September 2025 is Positive

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

There were 172 New Listings in September 2025, up **6.83%** from last year at 161. Furthermore, there were 157 Closed Listings this month versus last year at 120, a **30.83%** increase.

Closed versus Listed trends yielded a **91.3%** ratio, up from previous year's, September 2024, at **74.5%**, a **22.47%** upswing. 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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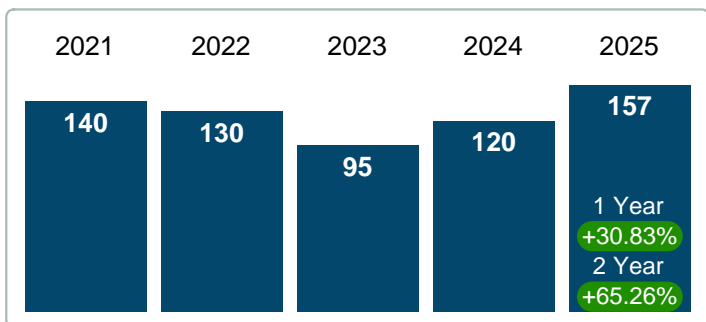
Area Delimited by County Of Wagoner - Residential Property Type



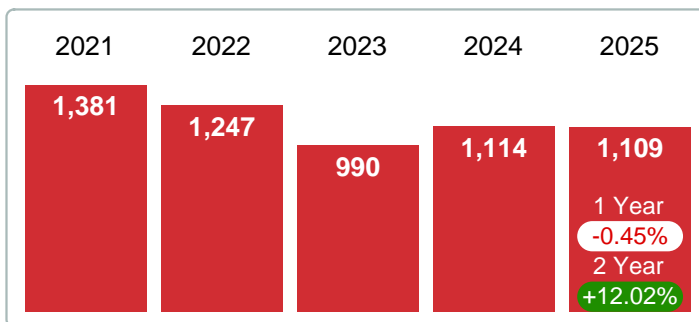
CLOSED LISTINGS

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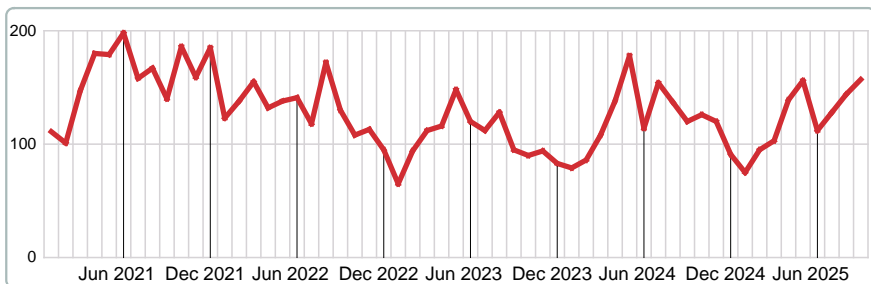
SEPTEMBER



YEAR TO DATE (YTD)

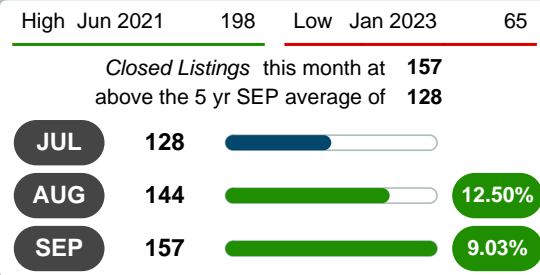


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 128



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	13	8.28%	70.8	5	8	0	0
\$150,001 - \$200,000	11	7.01%	33.4	0	10	1	0
\$200,001 - \$225,000	18	11.46%	20.7	0	18	0	0
\$225,001 - \$300,000	50	31.85%	47.1	0	42	8	0
\$300,001 - \$375,000	29	18.47%	71.3	0	14	15	0
\$375,001 - \$500,000	19	12.10%	53.2	0	14	4	1
\$500,001 and up	17	10.83%	44.9	0	6	10	1
Total Closed Units	157			5	112	38	2
Total Closed Volume	48,523,260	100%	50.0	415.00K	31.63M	14.87M	1.61M
Average Closed Price	\$309,065			\$83,000	\$282,400	\$391,186	\$807,201

September 2025



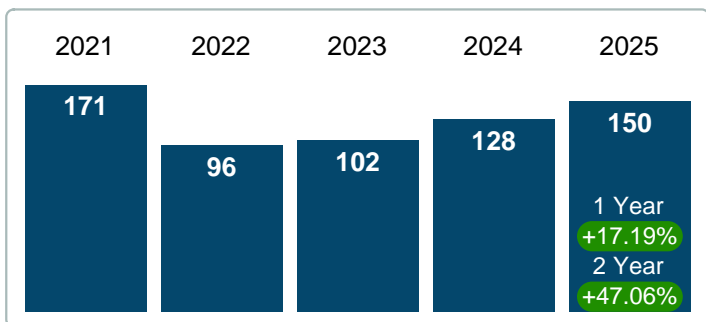
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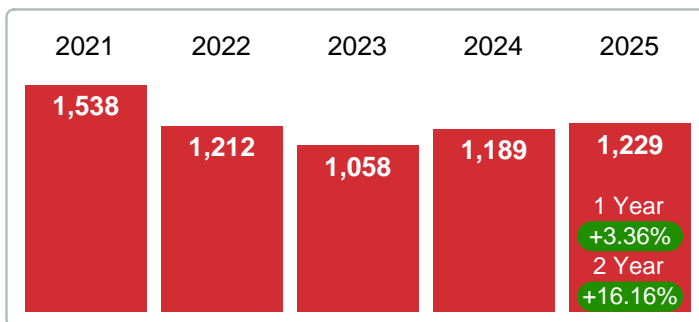
PENDING LISTINGS

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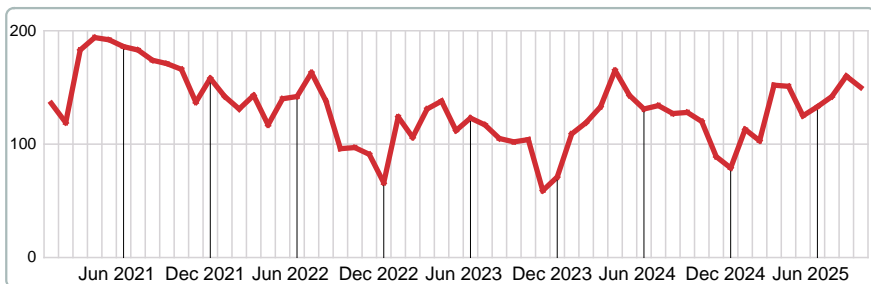
SEPTEMBER



YEAR TO DATE (YTD)

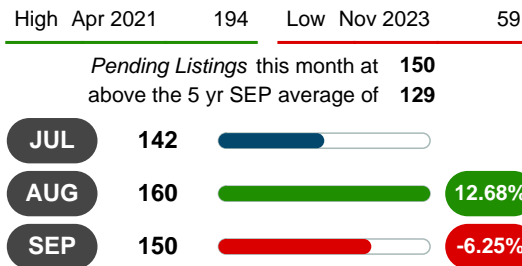


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 129



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	15	10.00%	35.6	3	11	1	0
\$175,001 - \$200,000	14	9.33%	27.1	3	9	2	0
\$200,001 - \$225,000	8	5.33%	40.1	0	7	1	0
\$225,001 - \$300,000	55	36.67%	42.5	0	38	17	0
\$300,001 - \$375,000	23	15.33%	72.0	0	12	10	1
\$375,001 - \$600,000	20	13.33%	90.8	0	5	13	2
\$600,001 and up	15	10.00%	92.5	0	5	5	5
Total Pending Units	150			6	87	49	8
Total Pending Volume	52,116,720	100%	56.2	869.40K	26.54M	18.22M	6.49M
Average Listing Price	\$347,445			\$144,900	\$305,003	\$371,801	\$811,726

September 2025



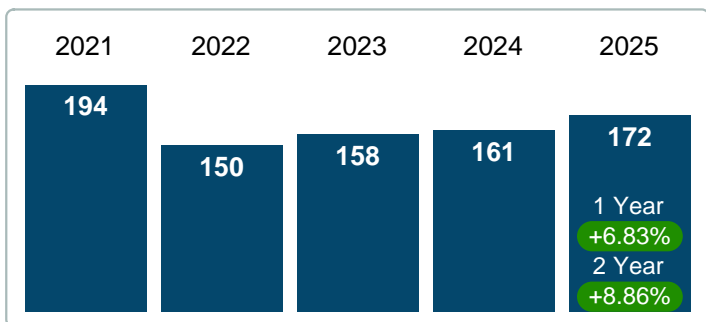
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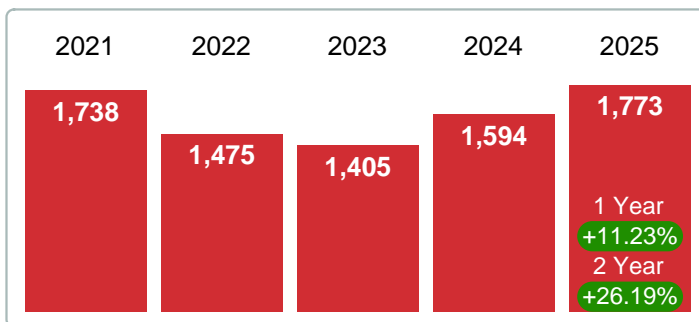
NEW LISTINGS

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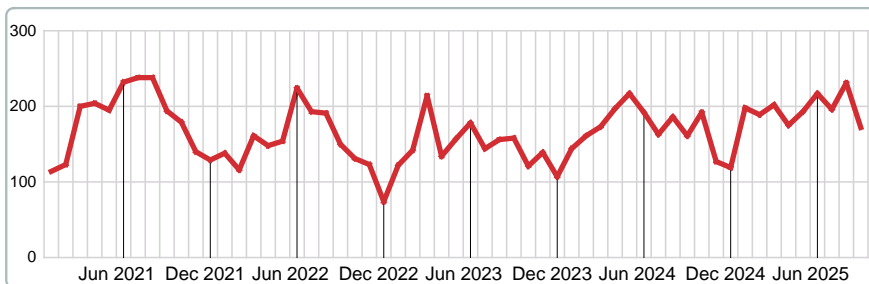
SEPTEMBER



YEAR TO DATE (YTD)

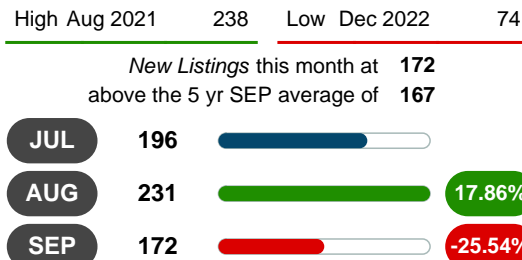


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 167



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	14	8.14%	4	10	0	0
\$175,001 - \$200,000	16	9.30%	5	11	0	0
\$200,001 - \$250,000	36	20.93%	1	27	8	0
\$250,001 - \$300,000	39	22.67%	0	29	10	0
\$300,001 - \$400,000	27	15.70%	1	12	14	0
\$400,001 - \$575,000	22	12.79%	1	12	8	1
\$575,001 and up	18	10.47%	1	3	8	6
Total New Listed Units	172		13	104	48	7
Total New Listed Volume	58,568,532	100%	3.06M	30.01M	19.70M	5.79M
Average New Listed Listing Price	\$340,515		\$235,638	\$288,553	\$410,458	\$827,671

September 2025



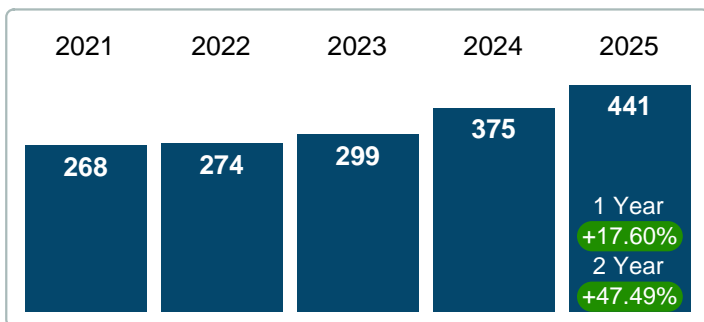
Area Delimited by County Of Wagoner - Residential Property Type



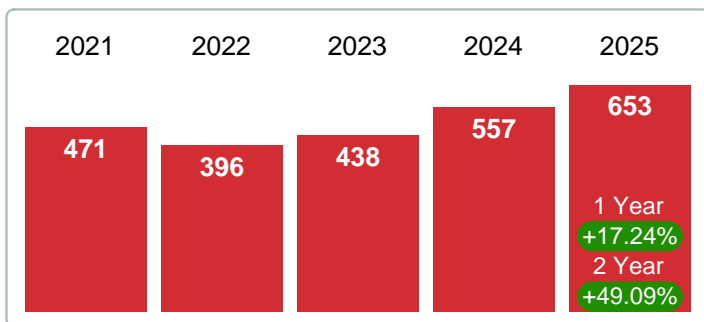
ACTIVE INVENTORY

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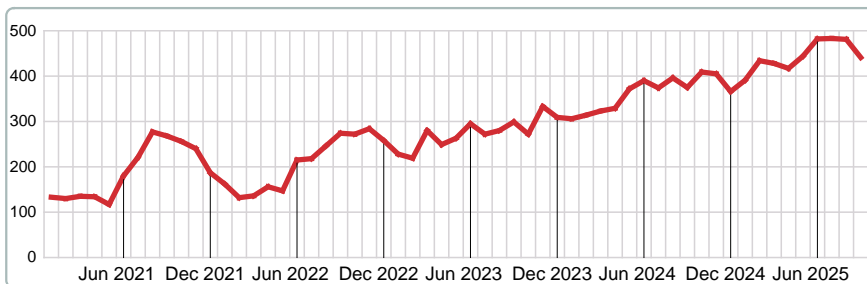
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

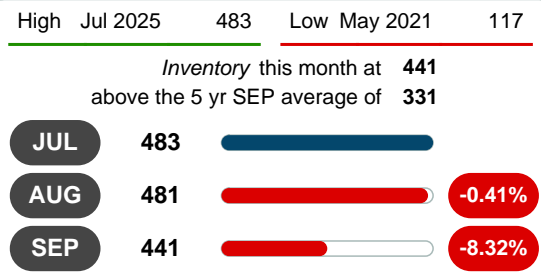


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 331



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	42	9.52%	74.6	13	23	5	1
\$200,001 - \$250,000	52	11.79%	52.9	2	43	7	0
\$250,001 - \$275,000	38	8.62%	90.6	0	23	15	0
\$275,001 - \$375,000	130	29.48%	82.0	1	69	57	3
\$375,001 - \$525,000	79	17.91%	90.9	2	40	31	6
\$525,001 - \$675,000	47	10.66%	88.3	2	9	32	4
\$675,001 and up	53	12.02%	91.1	2	10	26	15
Total Active Inventory by Units			441	22	217	173	29
Total Active Inventory by Volume			189,230,987	6.05M	77.13M	79.89M	26.16M
Average Active Inventory Listing Price			\$429,095	\$274,823	\$355,440	\$461,800	\$902,175

September 2025



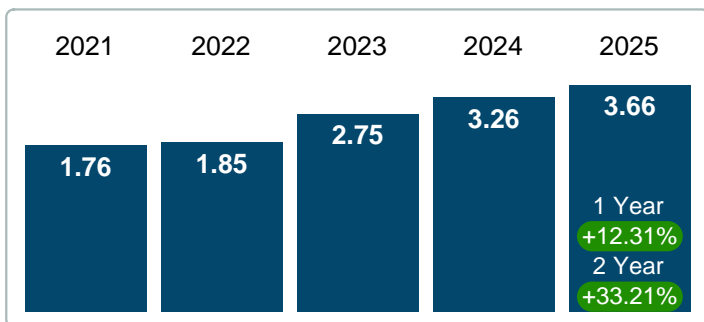
Area Delimited by County Of Wagoner - Residential Property Type



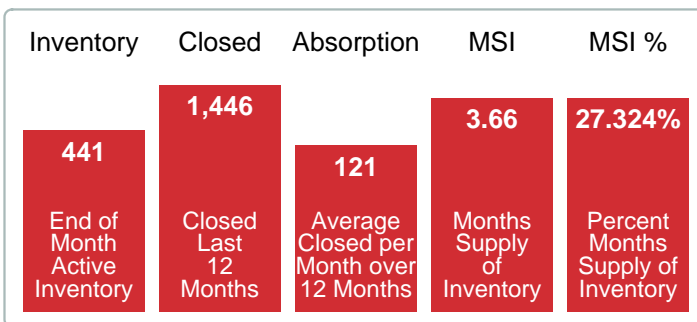
MONTHS SUPPLY of INVENTORY (MSI)

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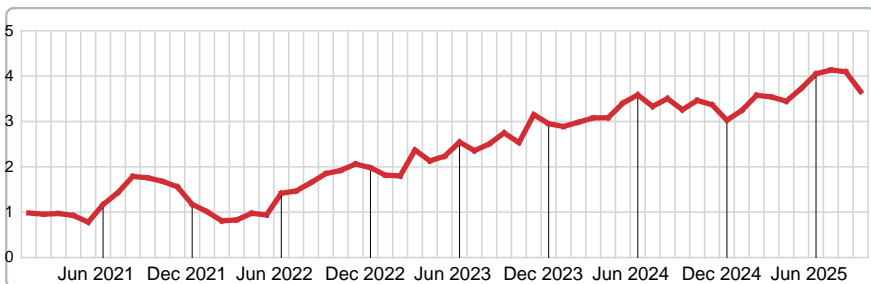
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2025

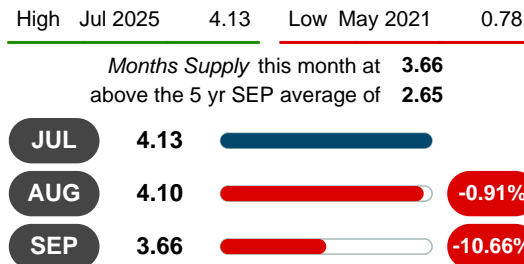


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 2.65



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	42	9.52%	2.31	3.25	1.90	2.61	6.00
\$200,001 - \$250,000	52	11.79%	2.10	2.67	2.11	2.05	0.00
\$250,001 - \$275,000	38	8.62%	3.10	0.00	2.42	5.81	0.00
\$275,001 - \$375,000	130	29.48%	3.60	4.00	3.23	4.25	2.77
\$375,001 - \$525,000	79	17.91%	4.31	12.00	4.75	3.68	4.50
\$525,001 - \$675,000	47	10.66%	6.88	12.00	5.68	7.84	4.00
\$675,001 and up	53	12.02%	12.98	0.00	17.14	10.76	13.85
Market Supply of Inventory (MSI)			3.66	4.06	2.94	4.77	5.90
Total Active Inventory by Units		100%	3.66	22	217	173	29

September 2025



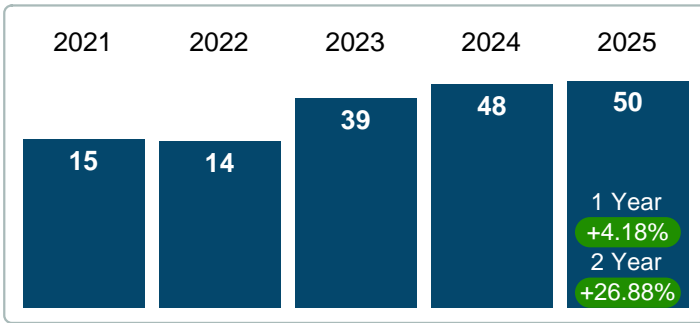
Area Delimited by County Of Wagoner - Residential Property Type



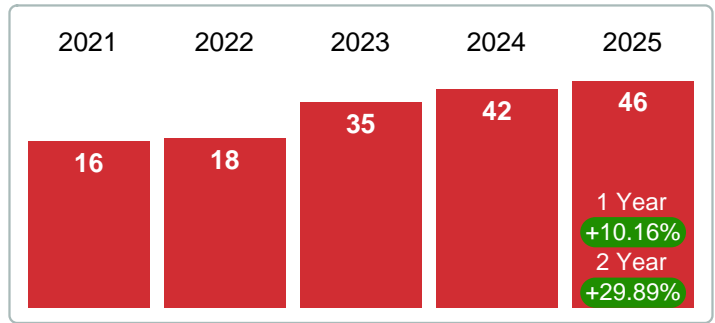
AVERAGE DAYS ON MARKET TO SALE

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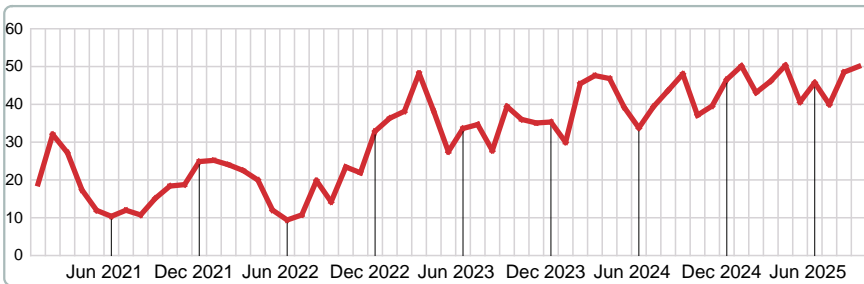
SEPTEMBER



YEAR TO DATE (YTD)

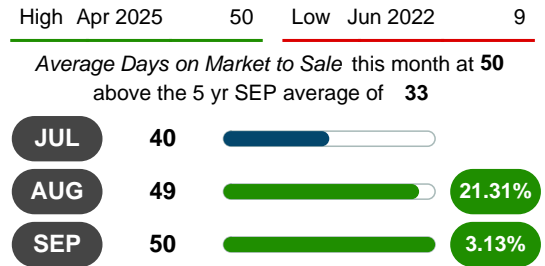


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 33



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	8.28%	71	67	73	0	0
\$150,001 - \$200,000	7.01%	33	0	35	20	0
\$200,001 - \$225,000	11.46%	21	0	21	0	0
\$225,001 - \$300,000	31.85%	47	0	36	104	0
\$300,001 - \$375,000	18.47%	71	0	95	50	0
\$375,001 - \$500,000	12.10%	53	0	45	39	224
\$500,001 and up	10.83%	45	0	22	63	5
Average Closed DOM		50				
Total Closed Units	100%	50	5	112	38	2
Total Closed Volume		48,523,260	415.00K	31.63M	14.87M	1.61M

September 2025



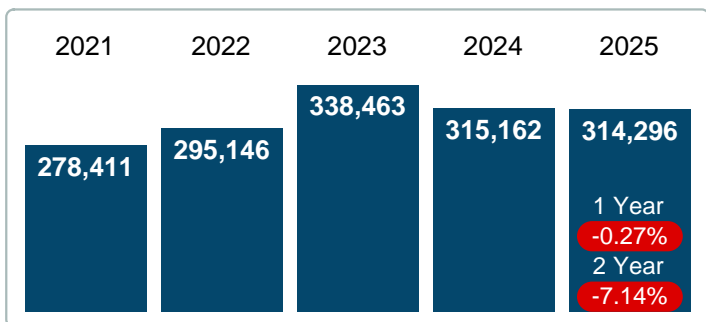
Area Delimited by County Of Wagoner - Residential Property Type



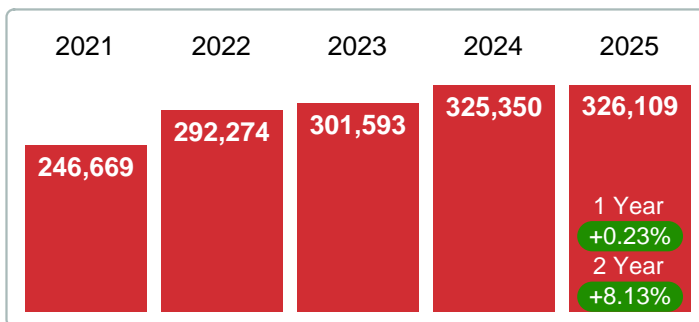
AVERAGE LIST PRICE AT CLOSING

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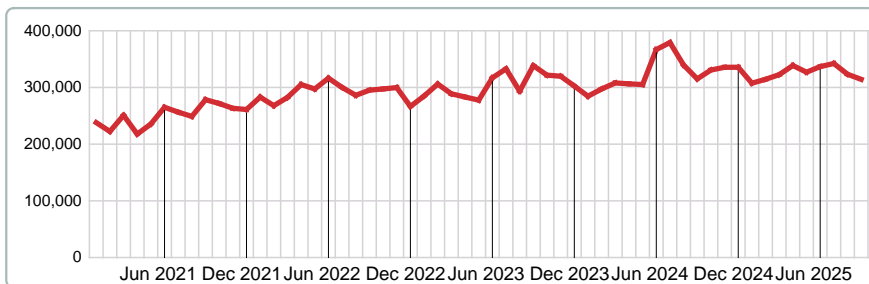
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

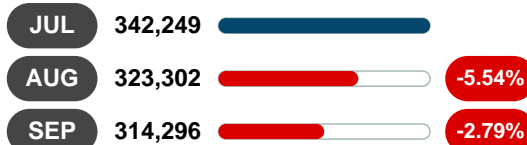


3 MONTHS

5 year SEP AVG = 308,296

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

Average List Price at Closing this month at **314,296** above the 5 yr SEP average of **308,296**



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	6.37%	122,607	103,087	151,433	0		
\$150,001 - \$200,000	15	9.55%	182,275	0	183,340	199,900		
\$200,001 - \$225,000	17	10.83%	219,494	0	218,661	0		
\$225,001 - \$300,000	50	31.85%	260,330	0	258,110	276,541		
\$300,001 - \$375,000	29	18.47%	336,652	0	335,232	335,250		
\$375,001 - \$500,000	17	10.83%	432,113	0	441,154	451,197		
\$500,001 and up	19	12.10%	606,715	0	578,104	581,896		
Average List Price		314,296		103,087	287,137	396,440	802,483	
Total Closed Units		157	100%	314,296	5	112	38	2
Total Closed Volume		49,344,515			515.43K	32.16M	15.06M	1.60M

September 2025



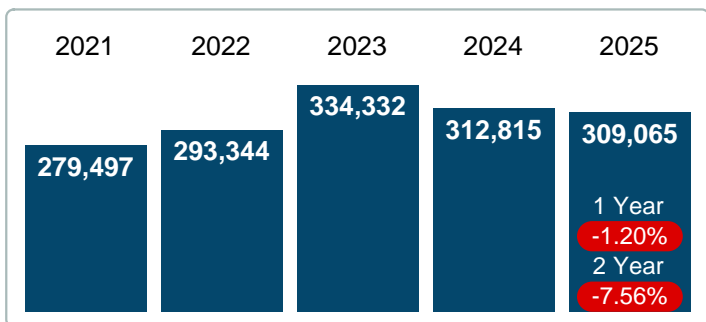
Area Delimited by County Of Wagoner - Residential Property Type



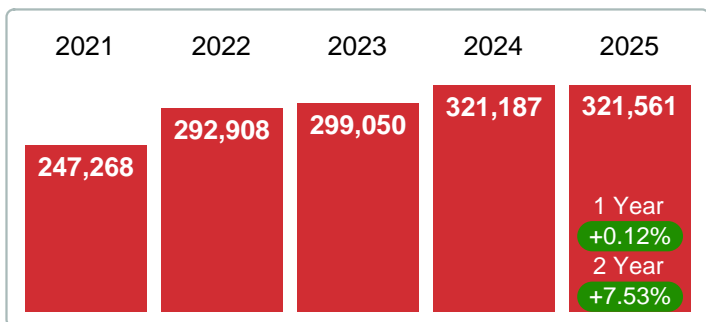
AVERAGE SOLD PRICE AT CLOSING

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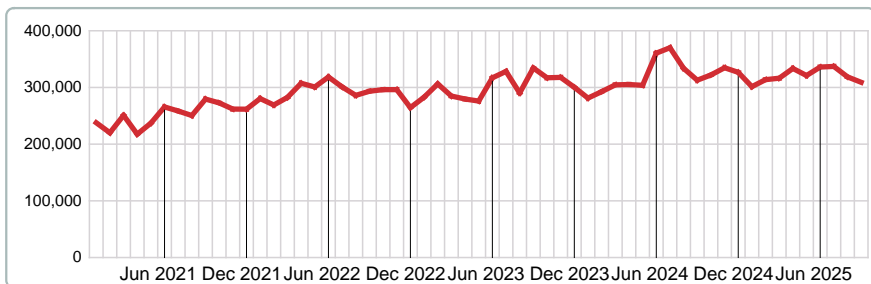
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

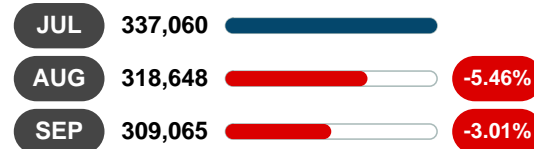


3 MONTHS

5 year SEP AVG = 305,811

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

Average Sold Price at Closing this month at **309,065** above the 5 yr SEP average of **305,811**



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	8.28%	102,808	83,000	115,188	0	0
\$150,001 - \$200,000	7.01%	182,023	0	181,825	184,000	0
\$200,001 - \$225,000	11.46%	217,638	0	217,638	0	0
\$225,001 - \$300,000	31.85%	258,704	0	255,008	278,104	0
\$300,001 - \$375,000	18.47%	333,494	0	333,854	333,159	0
\$375,001 - \$500,000	12.10%	436,217	0	436,422	434,700	439,402
\$500,001 and up	10.83%	610,140	0	579,554	572,007	1,175,000
Average Sold Price		309,065	83,000	282,400	391,186	807,201
Total Closed Units	100%	309,065	5	112	38	2
Total Closed Volume		48,523,260	415.00K	31.63M	14.87M	1.61M

September 2025



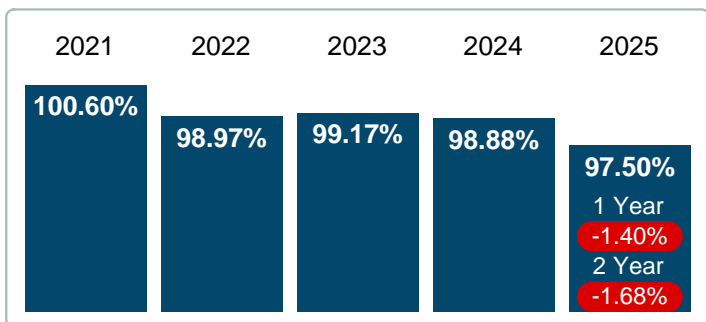
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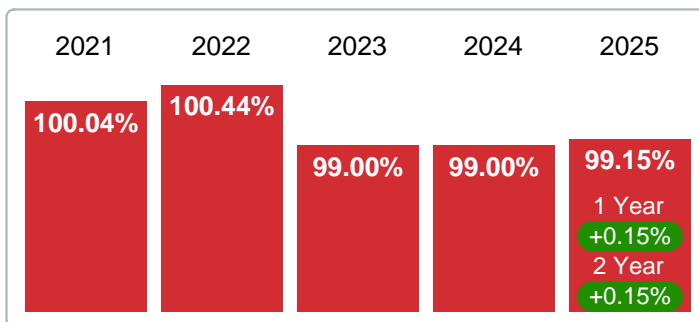
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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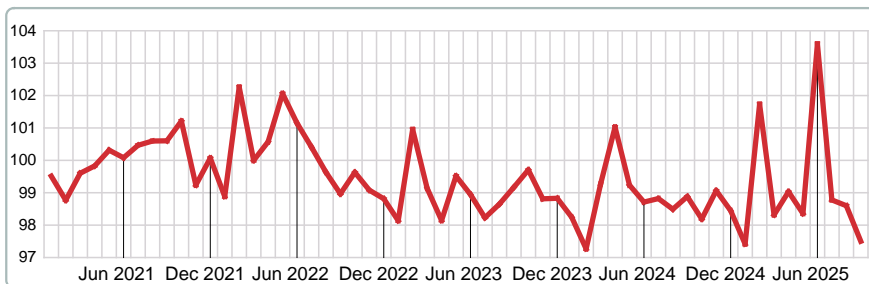
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

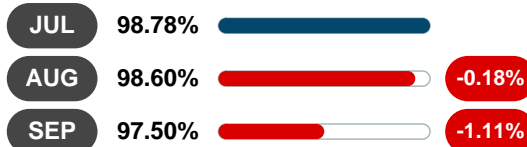


3 MONTHS

5 year SEP AVG = 99.02%

High Jun 2025 103.59% Low Feb 2024 97.27%

Average Sold/List Ratio this month at **97.50%**
below the 5 yr SEP average of **99.02%**



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	13	8.28%	78.73%	81.72%	76.87%	0.00%	0.00%
\$150,001 - \$200,000	11	7.01%	98.55%	0.00%	99.20%	92.05%	0.00%
\$200,001 - \$225,000	18	11.46%	99.58%	0.00%	99.58%	0.00%	0.00%
\$225,001 - \$300,000	50	31.85%	99.19%	0.00%	98.91%	100.69%	0.00%
\$300,001 - \$375,000	29	18.47%	99.55%	0.00%	99.64%	99.46%	0.00%
\$375,001 - \$500,000	19	12.10%	98.77%	0.00%	99.05%	96.93%	102.19%
\$500,001 and up	17	10.83%	99.08%	0.00%	100.04%	98.42%	100.00%
Average Sold/List Ratio		97.50%		81.72%	97.64%	98.98%	101.10%
Total Closed Units		157	100%	5	112	38	2
Total Closed Volume		48,523,260		415.00K	31.63M	14.87M	1.61M

September 2025



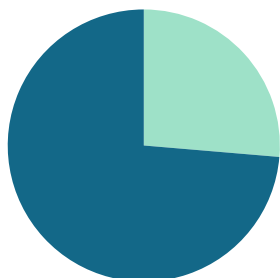
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Oct 17, 2025 for MLS Technology Inc.

INVENTORY

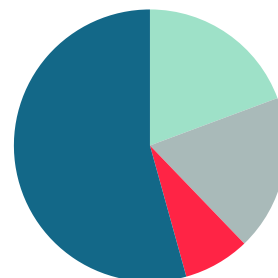


Inventory
 New Listings
172 = 26.34%
 Start Inventory
481
 Total Inventory Units
653
 Volume
\$265,160,792

Market Activity

Closed Sales
157 = 19.33%
 Pending Sales
150 = 18.47%
 Other Off Market
64 = 7.88%
 Active Inventory
441 = 54.31%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	120	157	30.83%	1,114	1,109	-0.45%
Pending Sales	128	150	17.19%	1,189	1,229	3.36%
New Listings	161	172	6.83%	1,594	1,773	11.23%
Average List Price	315,162	314,296	-0.27%	325,350	326,109	0.23%
Average Sale Price	312,815	309,065	-1.20%	321,187	321,561	0.12%
Average Percent of Selling Price to List Price	98.88%	97.50%	-1.40%	99.00%	99.15%	0.15%
Average Days on Market to Sale	48.03	50.03	4.18%	41.76	46.01	10.16%
Monthly Inventory	375	441	17.60%	375	441	17.60%
Months Supply of Inventory	3.26	3.66	12.31%	3.26	3.66	12.31%

Absorption: Last 12 months, an Average of 121 Sales/Month

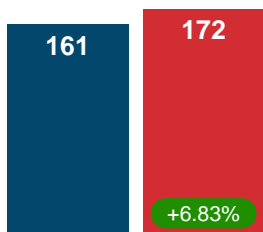
Inventory on September 30, 2025 = 441

2024 2025

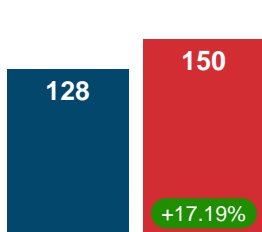
SEPTEMBER MARKET

AVERAGE PRICES

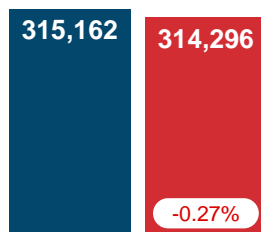
New Listings



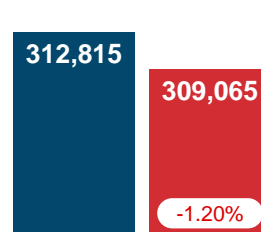
Pending Listings



List Price



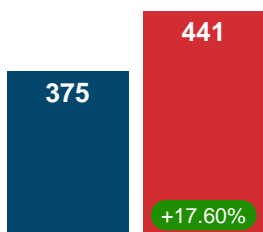
Sale Price



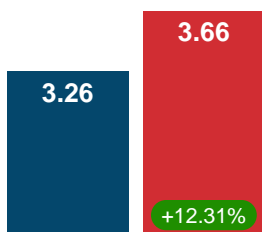
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

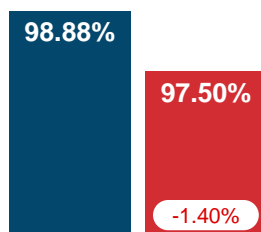
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

