

September 2025



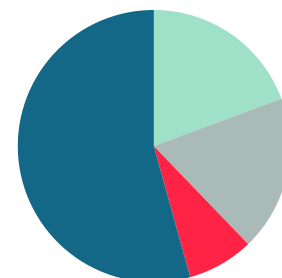
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	299,450	271,375	-9.38%
Median Sale Price	296,750	269,000	-9.35%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	32.00	30.00	-6.25%
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.

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 **9.35%** in September 2025 to \$269,000 versus the previous year at \$296,750.

Median Days on Market Shortens

The median number of **30.00** days that homes spent on the market before selling decreased by 2.00 days or **6.25%** in September 2025 compared to last year's same month at **32.00** DOM.

Sales Success for September 2025 is Positive

Overall, with Median Prices falling and Days on Market decreasing, 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.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

September 2025



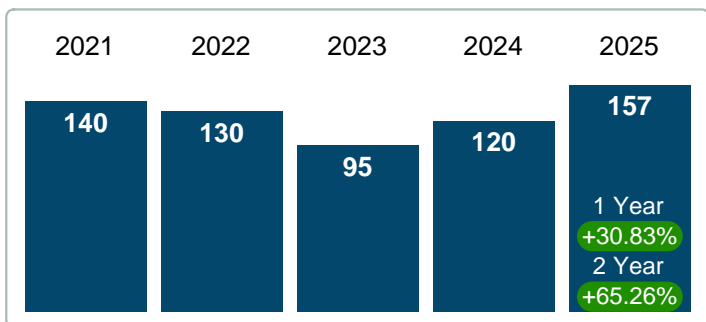
Area Delimited by County Of Wagoner - Residential Property Type



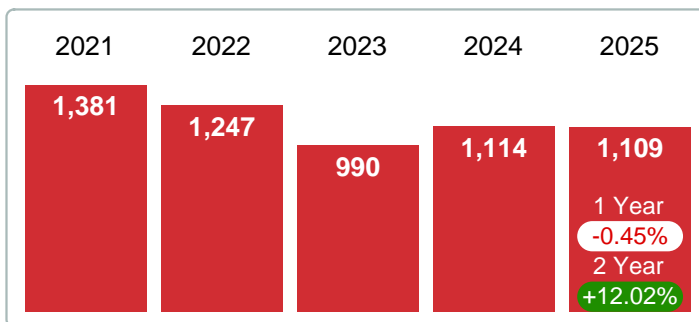
CLOSED LISTINGS

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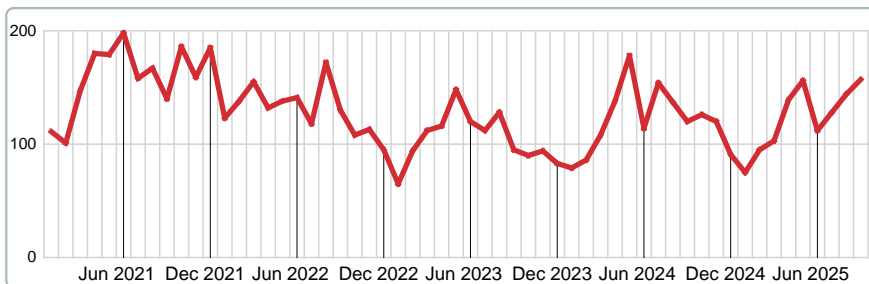
SEPTEMBER



YEAR TO DATE (YTD)

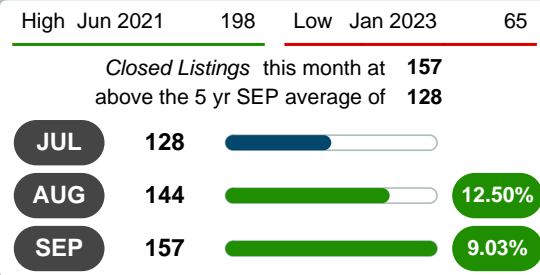


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 128



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	13	8.28%	87.0	5	8	0	0
\$150,001 - \$200,000	11	7.01%	30.0	0	10	1	0
\$200,001 - \$225,000	18	11.46%	8.0	0	18	0	0
\$225,001 - \$300,000	50	31.85%	24.5	0	42	8	0
\$300,001 - \$375,000	29	18.47%	48.0	0	14	15	0
\$375,001 - \$500,000	19	12.10%	19.0	0	14	4	1
\$500,001 and up	17	10.83%	12.0	0	6	10	1
Total Closed Units	157			5	112	38	2
Total Closed Volume	48,523,260	100%	30.0	415.00K	31.63M	14.87M	1.61M
Median Closed Price	\$269,000			\$100,000	\$250,795	\$342,500	\$807,201

September 2025



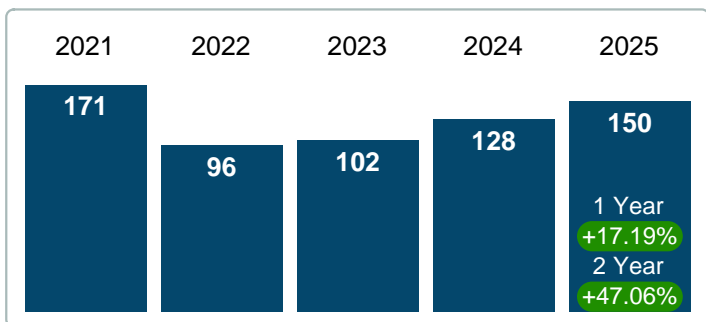
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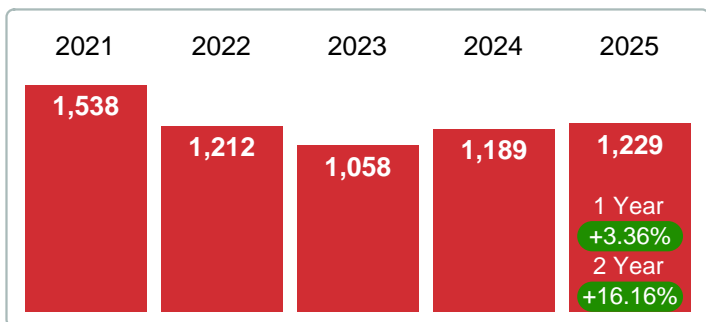
PENDING LISTINGS

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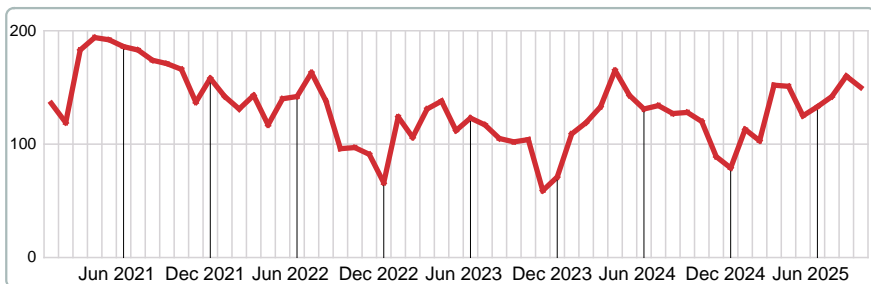
SEPTEMBER



YEAR TO DATE (YTD)

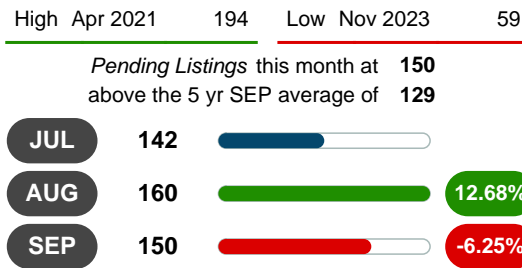


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 129



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	15	10.00%	30.0	3	11	1	0
\$175,001 - \$200,000	14	9.33%	12.0	3	9	2	0
\$200,001 - \$225,000	8	5.33%	31.5	0	7	1	0
\$225,001 - \$300,000	55	36.67%	31.0	0	38	17	0
\$300,001 - \$375,000	23	15.33%	45.0	0	12	10	1
\$375,001 - \$600,000	20	13.33%	41.0	0	5	13	2
\$600,001 and up	15	10.00%	75.0	0	5	5	5
Total Pending Units	150			6	87	49	8
Total Pending Volume	52,116,720	100%	34.0	869.40K	26.54M	18.22M	6.49M
Median Listing Price	\$266,250			\$164,700	\$250,590	\$316,240	\$938,000

September 2025



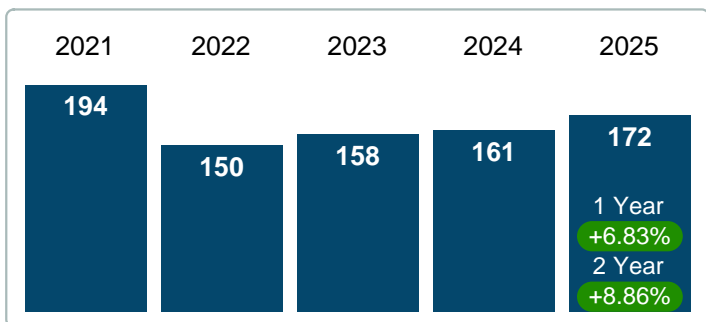
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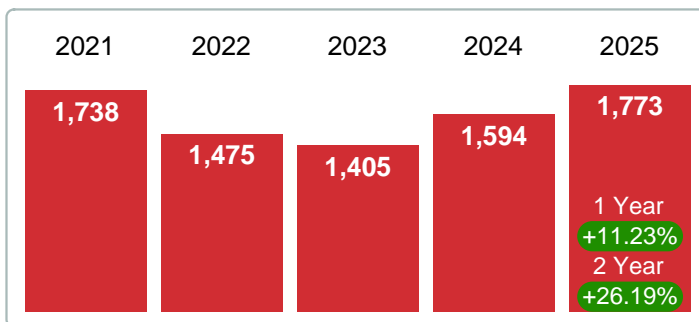
NEW LISTINGS

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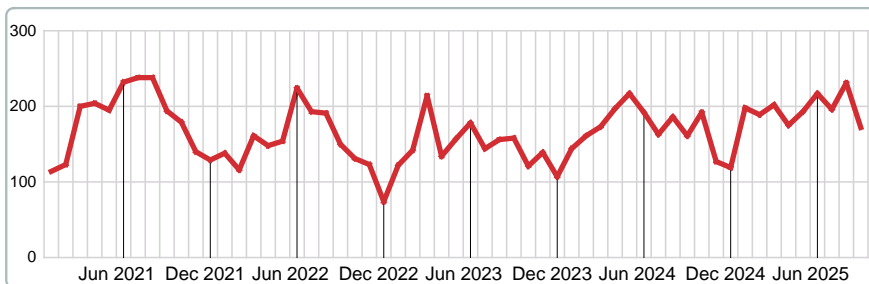
SEPTEMBER



YEAR TO DATE (YTD)

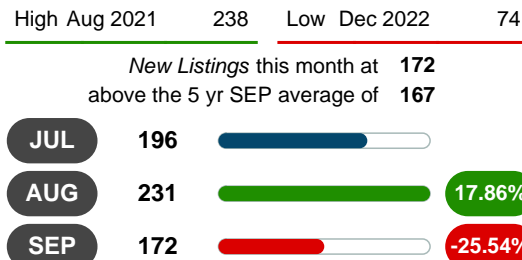


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$284,900		\$187,000	\$259,500	\$349,950	\$674,900

September 2025



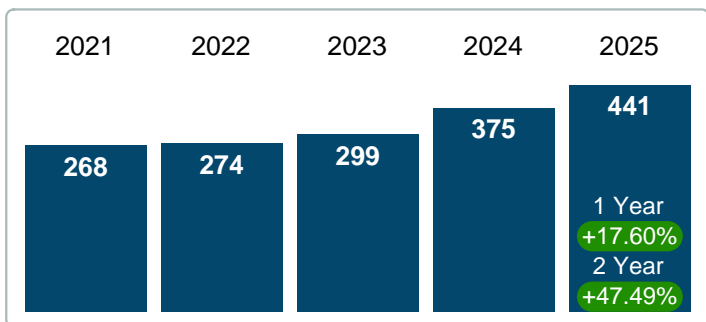
Area Delimited by County Of Wagoner - Residential Property Type



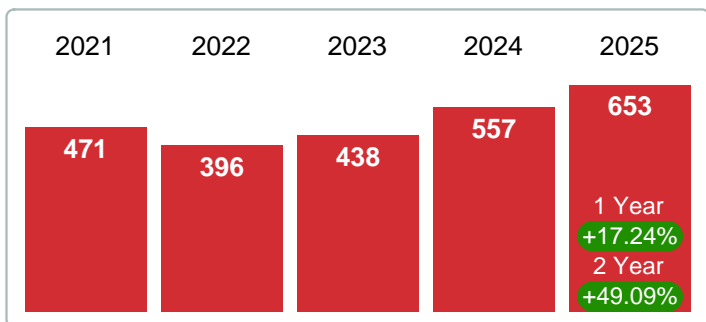
ACTIVE INVENTORY

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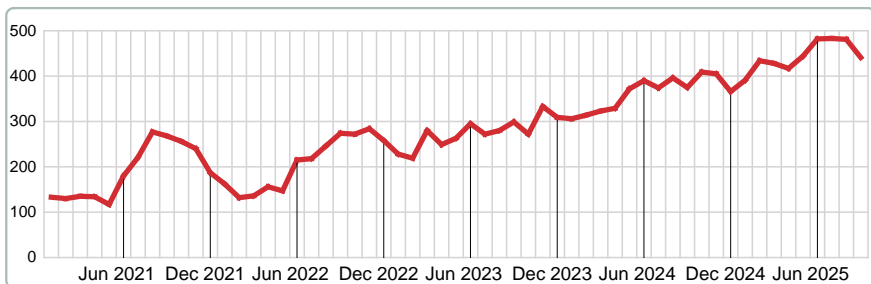
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

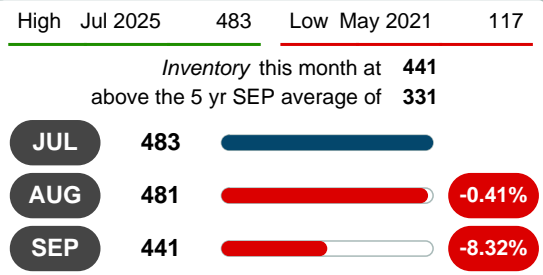


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 331



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	42	9.52%	53.0	13	23	5	1
\$200,001 - \$250,000	52	11.79%	40.0	2	43	7	0
\$250,001 - \$275,000	38	8.62%	68.0	0	23	15	0
\$275,001 - \$375,000	130	29.48%	54.0	1	69	57	3
\$375,001 - \$525,000	79	17.91%	54.0	2	40	31	6
\$525,001 - \$675,000	47	10.66%	66.0	2	9	32	4
\$675,001 and up	53	12.02%	79.0	2	10	26	15
Total Active Inventory by Units		441		22	217	173	29
Total Active Inventory by Volume		189,230,987	100%	6.05M	77.13M	79.89M	26.16M
Median Active Inventory Listing Price		\$339,900		\$198,950	\$297,133	\$389,831	\$739,000

September 2025



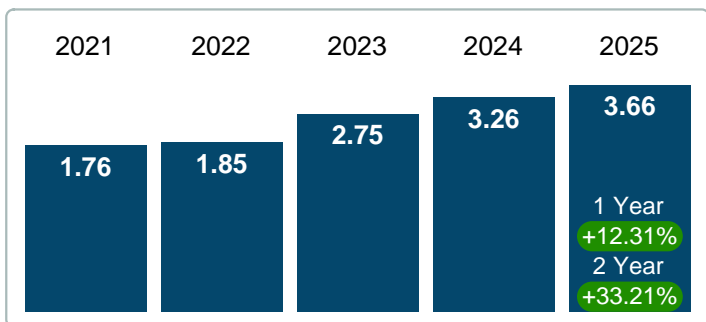
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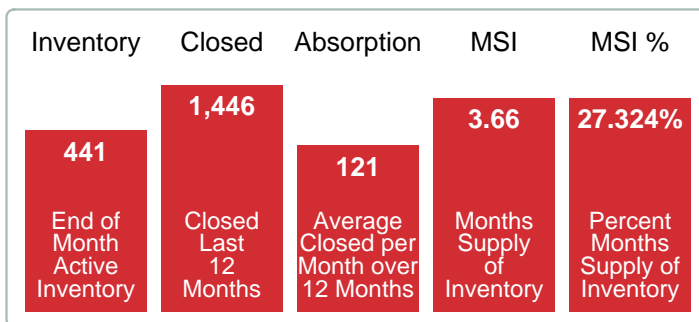
MONTHS SUPPLY of INVENTORY (MSI)

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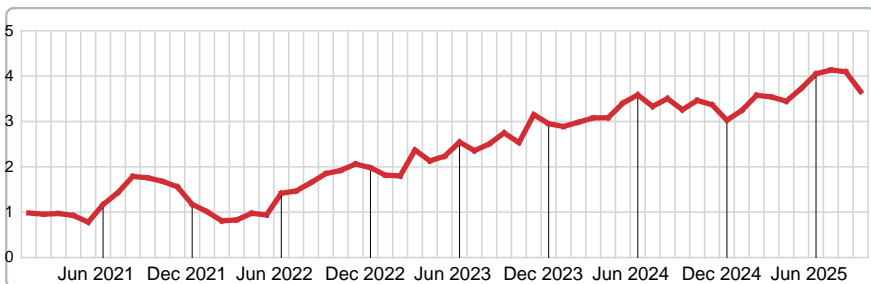
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2025

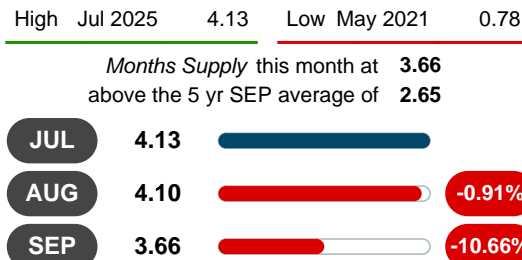


5 YEAR MARKET ACTIVITY TRENDS



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



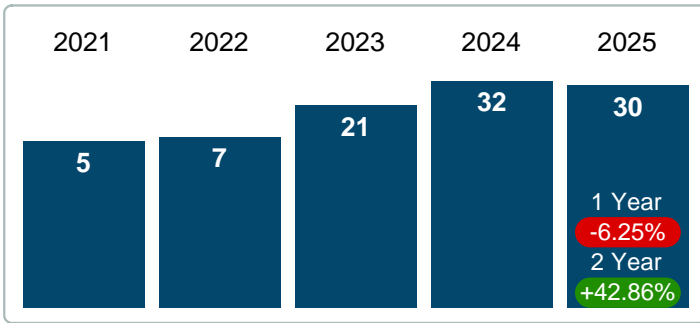
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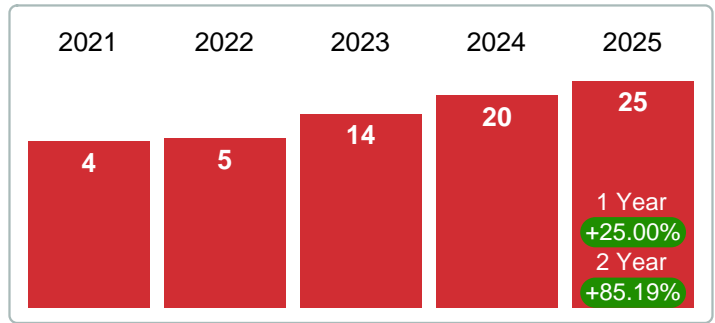
MEDIAN DAYS ON MARKET TO SALE

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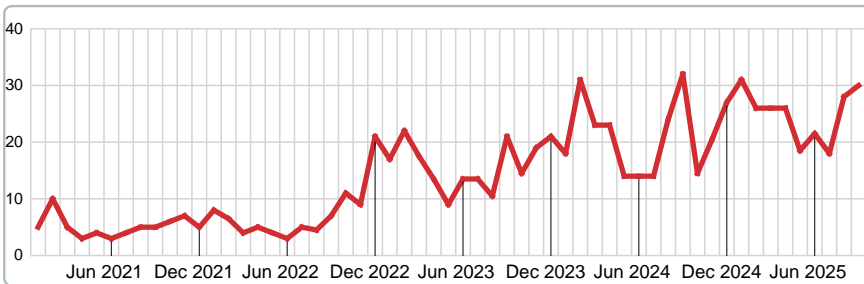
SEPTEMBER



YEAR TO DATE (YTD)

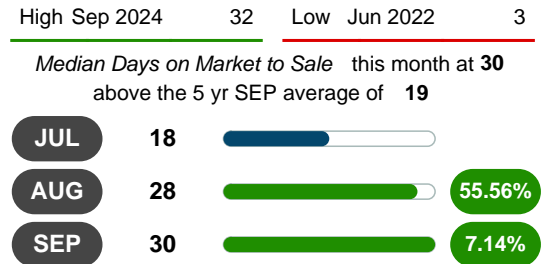


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 19



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
\$150,000 and less	8.28%	87	87	87	0	0
\$150,001 - \$200,000	7.01%	30	0	31	20	0
\$200,001 - \$225,000	11.46%	8	0	8	0	0
\$225,001 - \$300,000	31.85%	25	0	19	61	0
\$300,001 - \$375,000	18.47%	48	0	70	42	0
\$375,001 - \$500,000	12.10%	19	0	12	35	224
\$500,001 and up	10.83%	12	0	9	43	5
Median Closed DOM		30	87	24	46	115
Total Closed Units	100%	157	5	112	38	2
Total Closed Volume		48,523,260	415.00K	31.63M	14.87M	1.61M

September 2025



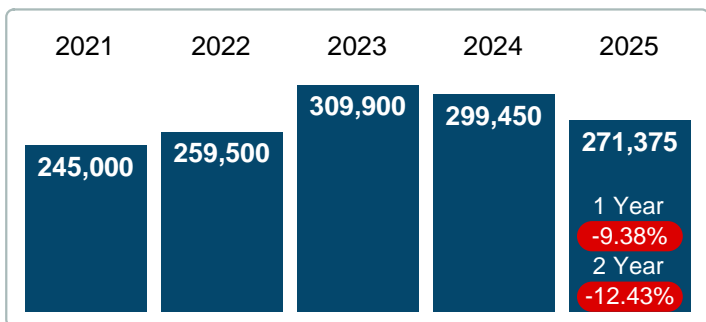
Area Delimited by County Of Wagoner - Residential Property Type



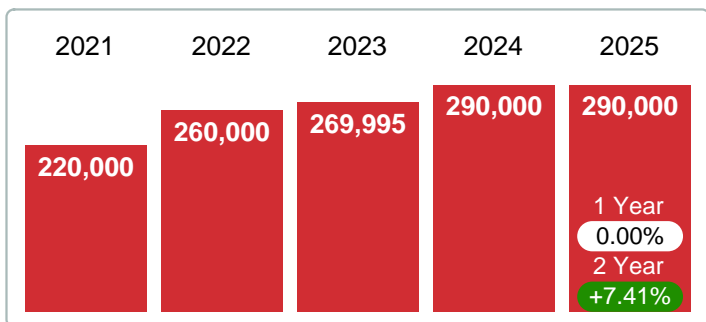
MEDIAN LIST PRICE AT CLOSING

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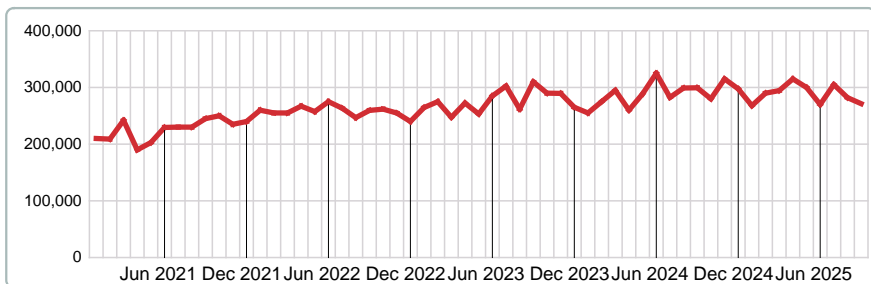
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

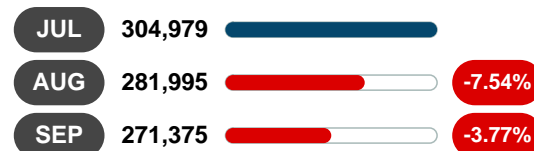


3 MONTHS

5 year SEP AVG = 277,045

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

Median List Price at Closing this month at 271,375 below the 5 yr SEP average of 277,045



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
\$150,000 and less	10	6.37%	133,561	118,511	145,000	0	0
\$150,001 - \$200,000	15	9.55%	183,611	0	182,806	199,900	0
\$200,001 - \$225,000	17	10.83%	223,705	0	223,705	0	0
\$225,001 - \$300,000	50	31.85%	254,535	0	251,005	284,526	0
\$300,001 - \$375,000	29	18.47%	339,000	0	331,127	339,700	0
\$375,001 - \$500,000	17	10.83%	434,900	0	435,000	404,900	429,965
\$500,001 and up	19	12.10%	550,000	0	575,000	549,999	1,175,000
Median List Price			271,375	118,511	251,005	345,000	802,483
Total Closed Units		100%	271,375	5	112	38	2
Total Closed Volume			49,344,515	515.43K	32.16M	15.06M	1.60M

September 2025



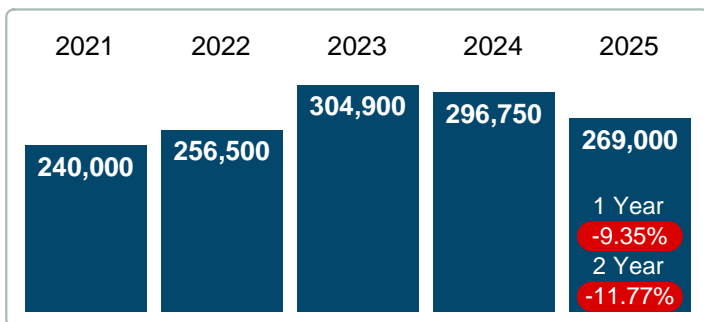
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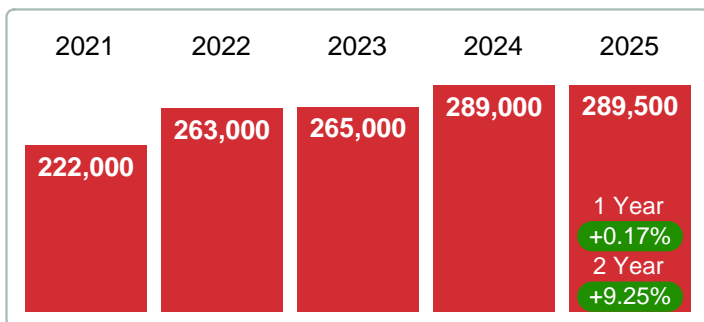
MEDIAN SOLD PRICE AT CLOSING

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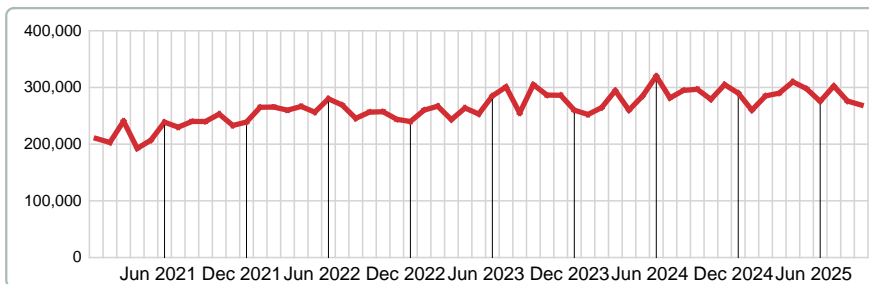
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 273,430

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

Median Sold Price at Closing this month at **269,000**
below the 5 yr SEP average of **273,430**

Month	Median Sold Price	Change
JUL	302,479	
AUG	276,000	-8.75%
SEP	269,000	-2.54%

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
\$150,000 and less	13	8.28%	100,000	100,000	107,500	0	0
\$150,001 - \$200,000	11	7.01%	184,000	0	184,500	184,000	0
\$200,001 - \$225,000	18	11.46%	219,950	0	219,950	0	0
\$225,001 - \$300,000	50	31.85%	255,000	0	251,795	272,721	0
\$300,001 - \$375,000	29	18.47%	337,700	0	336,431	337,700	0
\$375,001 - \$500,000	19	12.10%	437,000	0	436,000	429,400	439,402
\$500,001 and up	17	10.83%	560,000	0	574,500	549,450	1,175,000
Median Sold Price			269,000	100,000	250,795	342,500	807,201
Total Closed Units		100%	269,000	5	112	38	2
Total Closed Volume			48,523,260	415.00K	31.63M	14.87M	1.61M

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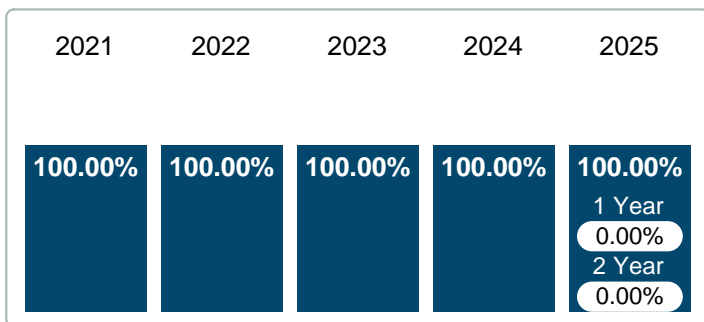
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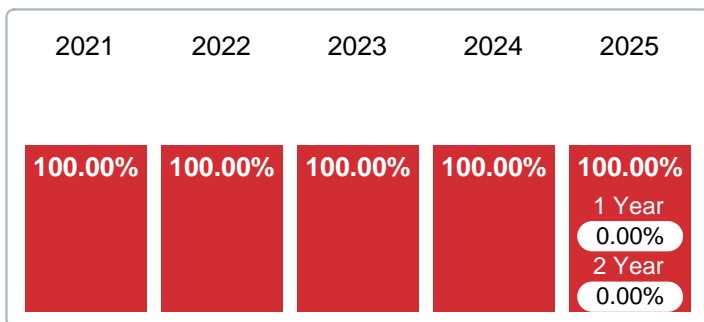
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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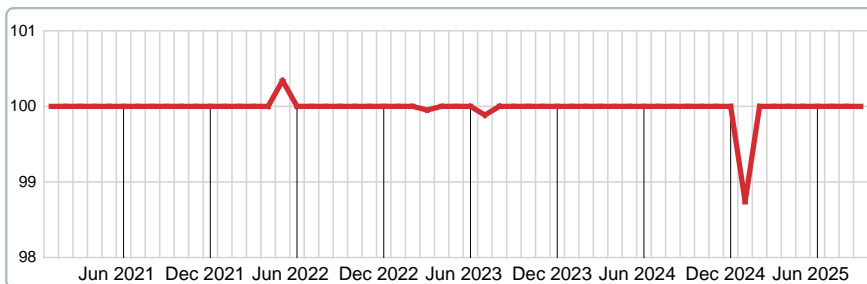
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

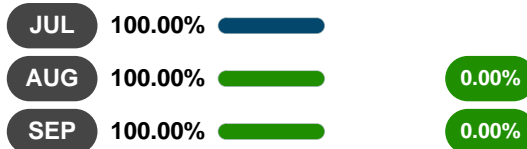


3 MONTHS

5 year SEP AVG = 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 SEP 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
\$150,000 and less	13	8.28%	83.47%	84.38%	66.22%	0.00%	0.00%
\$150,001 - \$200,000	11	7.01%	100.00%	0.00%	100.00%	92.05%	0.00%
\$200,001 - \$225,000	18	11.46%	100.00%	0.00%	100.00%	0.00%	0.00%
\$225,001 - \$300,000	50	31.85%	100.00%	0.00%	100.00%	100.00%	0.00%
\$300,001 - \$375,000	29	18.47%	100.00%	0.00%	100.00%	99.76%	0.00%
\$375,001 - \$500,000	19	12.10%	100.00%	0.00%	100.00%	98.77%	102.19%
\$500,001 and up	17	10.83%	99.13%	0.00%	99.57%	98.61%	100.00%
Median Sold/List Ratio		100.00%		84.38%	100.00%	99.87%	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



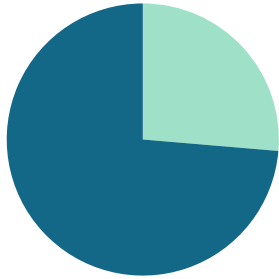
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

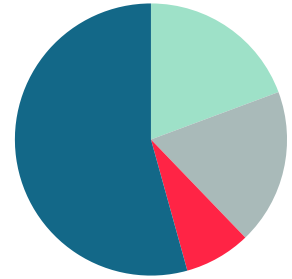


Inventory
 New Listings
172 = 26.34%
 Start Inventory
481
 Total Inventory Units
653
 Volume
\$265,160,792

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%
Median List Price	299,450	271,375	-9.38%	290,000	290,000	0.00%
Median Sale Price	296,750	269,000	-9.35%	289,000	289,500	0.17%
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	32.00	30.00	-6.25%	20.00	25.00	25.00%
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

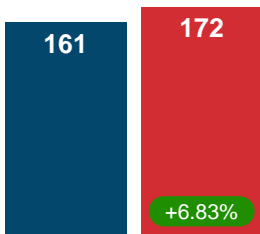
Inventory on September 30, 2025 = 441

2024 2025

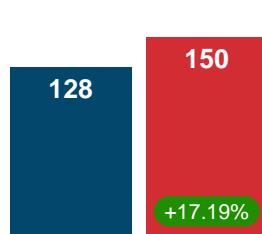
SEPTEMBER MARKET

MEDIAN PRICES

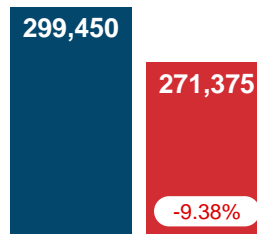
New Listings



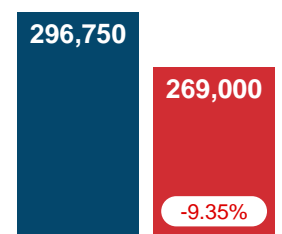
Pending Listings



List Price



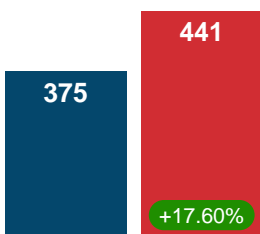
Sale Price



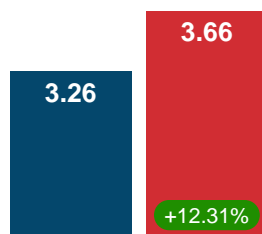
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

