

November 2025



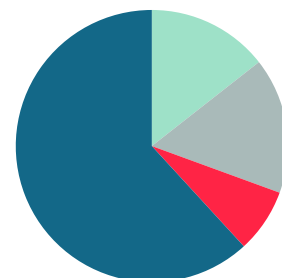
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2024	2025	+/-%
Closed Listings	120	108	-10.00%
Pending Listings	89	121	35.96%
New Listings	127	159	25.20%
Median List Price	315,000	273,205	-13.27%
Median Sale Price	304,979	270,705	-11.24%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	20.50	32.50	58.54%
End of Month Inventory	405	463	14.32%
Months Supply of Inventory	3.37	3.82	13.38%



- Closed (14.42%)
- Pending (16.15%)
- Other OffMarket (7.61%)
- Active (61.82%)

Absorption: Last 12 months, an Average of **121** Sales/Month
Active Inventory as of November 30, 2025 = **463**

Analysis Wrap-Up

What's in this Issue

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2025 rose **14.32%** to 463 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 **3.82** 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 **11.24%** in November 2025 to \$270,705 versus the previous year at \$304,979.

Median Days on Market Lengthens

The median number of **32.50** days that homes spent on the market before selling increased by 12.00 days or **58.54%** in November 2025 compared to last year's same month at **20.50** DOM.

Sales Success for November 2025 is Positive

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

There were 159 New Listings in November 2025, up **25.20%** from last year at 127. Furthermore, there were 108 Closed Listings this month versus last year at 120, a **-10.00%** decrease.

Closed versus Listed trends yielded a **67.9%** ratio, down from previous year's, November 2024, at **94.5%**, a **28.11%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

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

November 2025



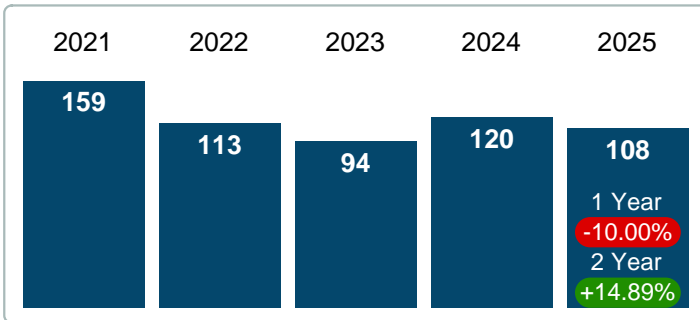
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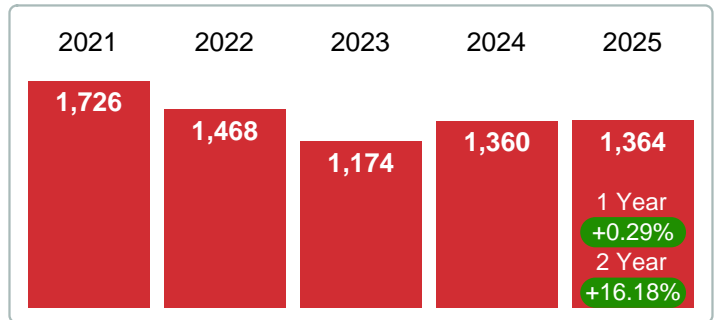
CLOSED LISTINGS

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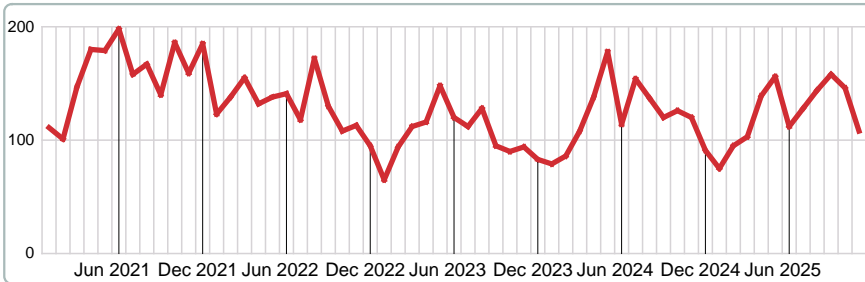
NOVEMBER



YEAR TO DATE (YTD)

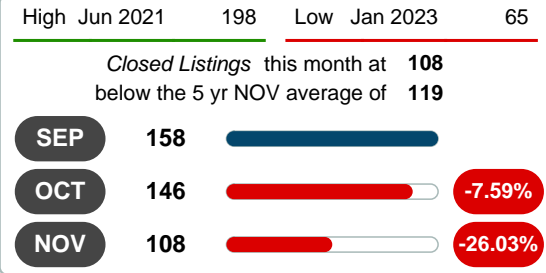


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 119



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	10	9.26%	17.0	2	8	0	0
\$175,001 - \$200,000	6	5.56%	31.5	1	5	0	0
\$200,001 - \$225,000	10	9.26%	27.5	1	8	1	0
\$225,001 - \$300,000	40	37.04%	33.0	0	21	19	0
\$300,001 - \$350,000	14	12.96%	46.5	1	8	5	0
\$350,001 - \$500,000	17	15.74%	37.0	0	6	9	2
\$500,001 and up	11	10.19%	36.0	0	4	5	2
Total Closed Units	108			5	60	39	4
Total Closed Volume	33,296,768	100%	32.5	827.60K	16.50M	13.54M	2.43M
Median Closed Price	\$270,705			\$195,000	\$245,000	\$287,500	\$502,099

November 2025



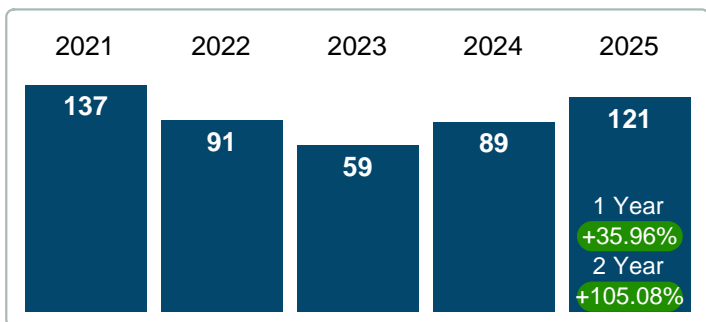
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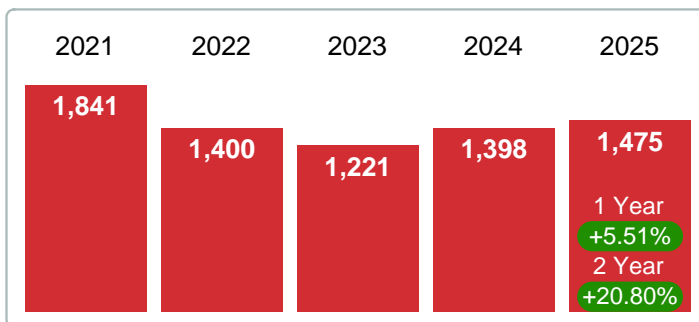
PENDING LISTINGS

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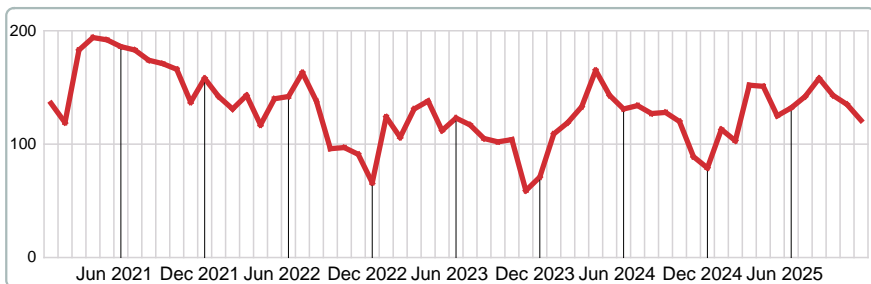
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 99

High Apr 2021 194 Low Nov 2023 59

Pending Listings this month at 121 above the 5 yr NOV average of 99



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	10	8.26%	47.0	1	9	0	0
\$175,001 - \$225,000	13	10.74%	39.0	1	12	0	0
\$225,001 - \$250,000	21	17.36%	30.0	2	16	3	0
\$250,001 - \$325,000	31	25.62%	11.0	0	22	8	1
\$325,001 - \$375,000	13	10.74%	82.0	0	4	9	0
\$375,001 - \$500,000	20	16.53%	47.0	1	11	7	1
\$500,001 and up	13	10.74%	94.0	0	4	7	2
Total Pending Units	121			5	78	34	4
Total Pending Volume	40,531,471	100%	37.0	1.08M	22.24M	15.01M	2.19M
Median Listing Price	\$284,900			\$249,900	\$259,549	\$349,900	\$482,127

November 2025



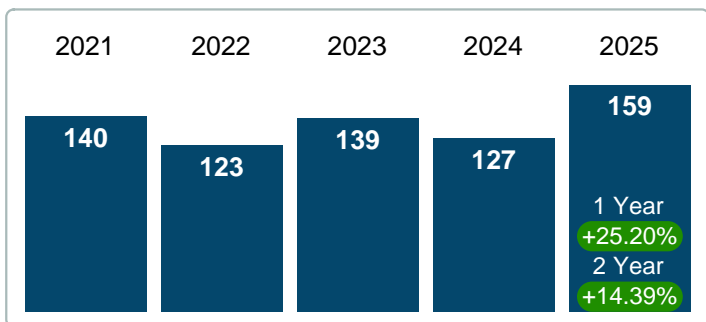
Area Delimited by County Of Wagoner - Residential Property Type



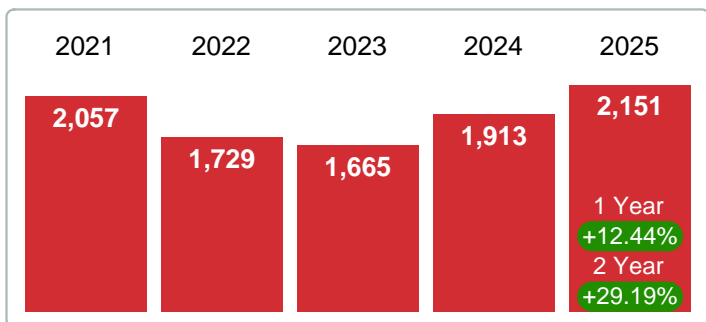
NEW LISTINGS

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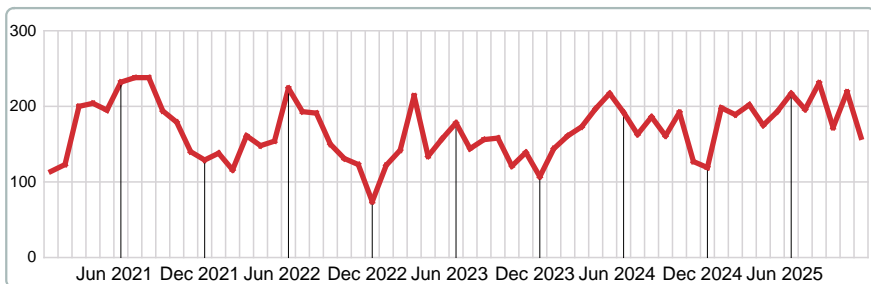
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 138

High Aug 2021 238 Low Dec 2022 74

New Listings this month at 159
above the 5 yr NOV average of 138



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	9	5.66%	6	3	0	0
\$175,001 - \$225,000	17	10.69%	0	12	5	0
\$225,001 - \$250,000	25	15.72%	1	21	3	0
\$250,001 - \$325,000	44	27.67%	0	28	14	2
\$325,001 - \$400,000	27	16.98%	0	13	12	2
\$400,001 - \$525,000	19	11.95%	0	7	9	3
\$525,001 and up	18	11.32%	0	7	7	4
Total New Listed Units	159		7	91	50	11
Total New Listed Volume	54,570,193	100%	912.50K	28.72M	19.06M	5.88M
Median New Listed Listing Price	\$303,900		\$135,000	\$278,900	\$331,538	\$435,000

November 2025



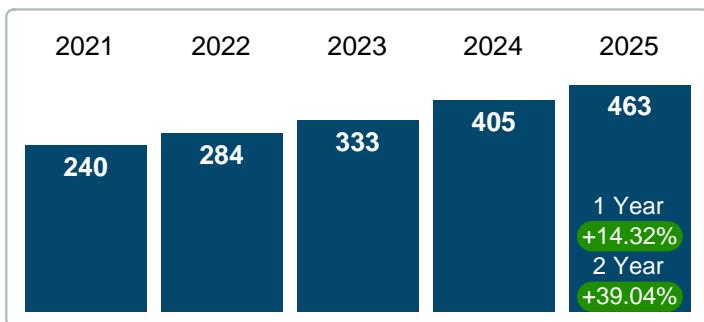
Area Delimited by County Of Wagoner - Residential Property Type



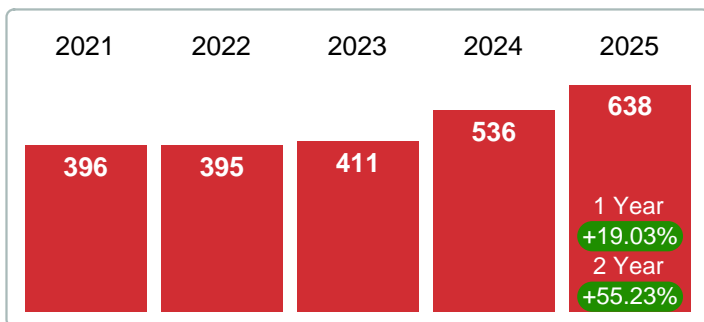
ACTIVE INVENTORY

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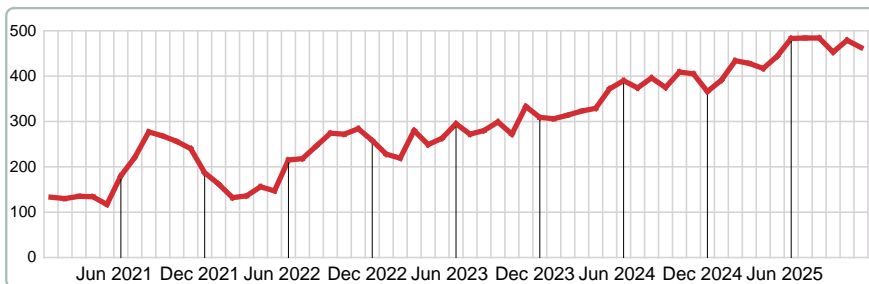
END OF NOVEMBER



ACTIVE DURING NOVEMBER

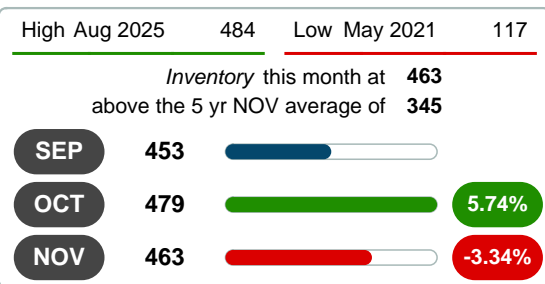


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 345



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	47	10.15%	53.0	16	23	7	1
\$200,001 - \$250,000	59	12.74%	31.0	1	51	7	0
\$250,001 - \$300,000	63	13.61%	45.0	0	38	24	1
\$300,001 - \$375,000	101	21.81%	52.0	0	47	48	6
\$375,001 - \$525,000	82	17.71%	58.5	3	36	35	8
\$525,001 - \$700,000	61	13.17%	107.0	2	13	40	6
\$700,001 and up	50	10.80%	71.5	2	7	23	18
Total Active Inventory by Units		463		24	215	184	40
Total Active Inventory by Volume		197,559,556	100%	6.12M	73.33M	87.13M	30.97M
Median Active Inventory Listing Price		\$343,786		\$139,500	\$294,000	\$394,779	\$638,700

November 2025



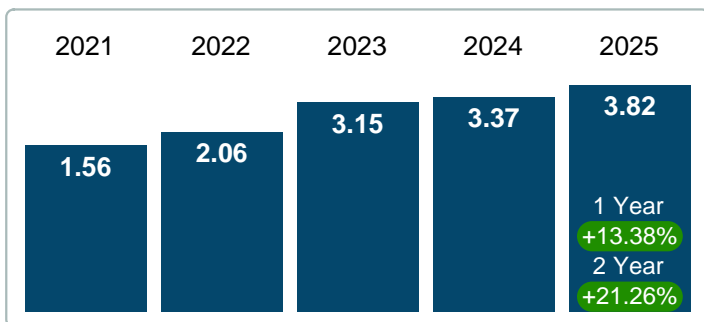
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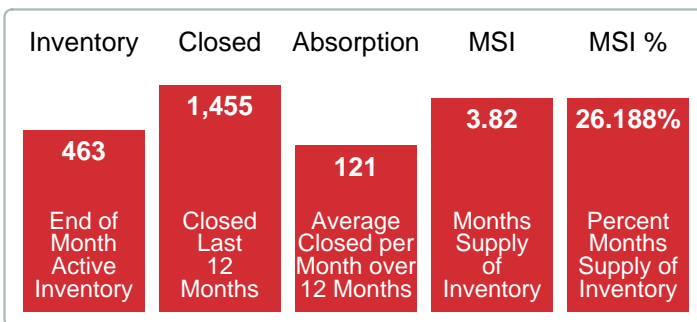
MONTHS SUPPLY of INVENTORY (MSI)

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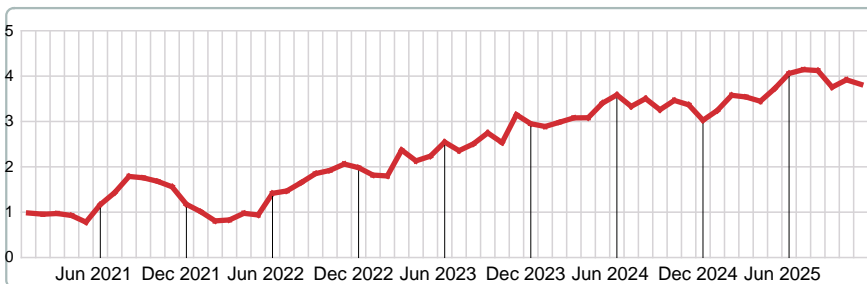
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2025

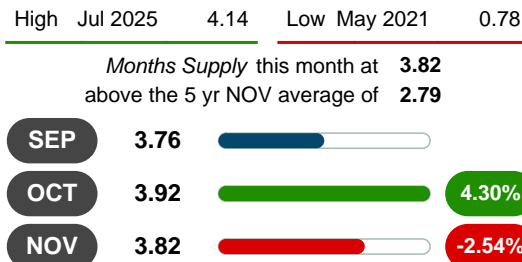


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2.79



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	47	10.15%	2.65	4.09	1.94	3.65	12.00
\$200,001 - \$250,000	59	12.74%	2.34	1.50	2.46	1.91	0.00
\$250,001 - \$300,000	63	13.61%	2.62	0.00	2.31	3.31	6.00
\$300,001 - \$375,000	101	21.81%	4.03	0.00	3.64	4.36	5.54
\$375,001 - \$525,000	82	17.71%	4.66	36.00	4.65	4.12	6.40
\$525,001 - \$700,000	61	13.17%	8.04	12.00	6.24	9.23	6.00
\$700,001 and up	50	10.80%	12.77	0.00	9.33	12.00	14.40
Market Supply of Inventory (MSI)			3.82	4.65	2.97	4.77	8.00
Total Active Inventory by Units		100%	3.82	24	215	184	40

November 2025



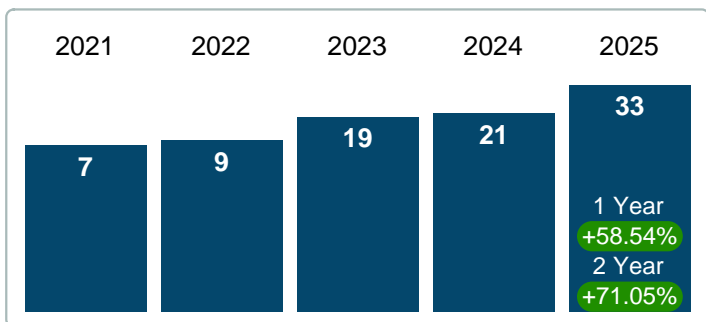
Area Delimited by County Of Wagoner - Residential Property Type



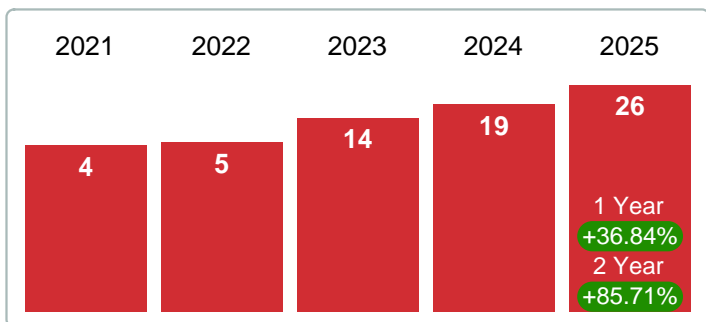
MEDIAN DAYS ON MARKET TO SALE

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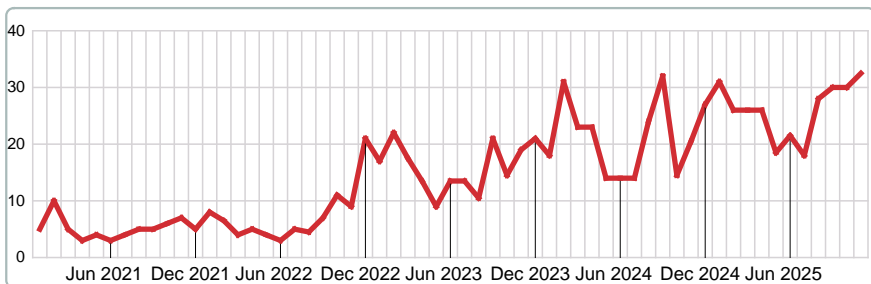
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 18

High Nov 2025 33 Low Jun 2022 3

Median Days on Market to Sale this month at 33 above the 5 yr NOV average of 18

SEP	30	<div style="width: 66.67%;"></div>	
OCT	30	<div style="width: 66.67%;"></div>	0.00%
NOV	33	<div style="width: 83.33%;"></div>	8.33%

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	10	9.26%	17	2	29	0	0
\$175,001 - \$200,000	6	5.56%	32	25	38	0	0
\$200,001 - \$225,000	10	9.26%	28	6	29	31	0
\$225,001 - \$300,000	40	37.04%	33	0	28	38	0
\$300,001 - \$350,000	14	12.96%	47	95	67	4	0
\$350,001 - \$500,000	17	15.74%	37	0	10	174	131
\$500,001 and up	11	10.19%	36	0	42	59	13
Median Closed DOM			33	6	29	38	13
Total Closed Units		100%	32.5	5	60	39	4
Total Closed Volume			33,296,768	827.60K	16.50M	13.54M	2.43M

November 2025



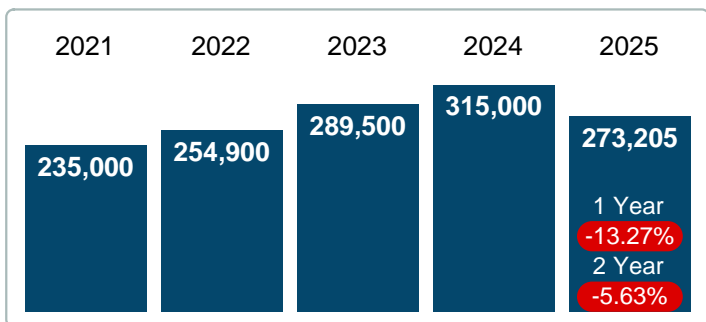
Area Delimited by County Of Wagoner - Residential Property Type



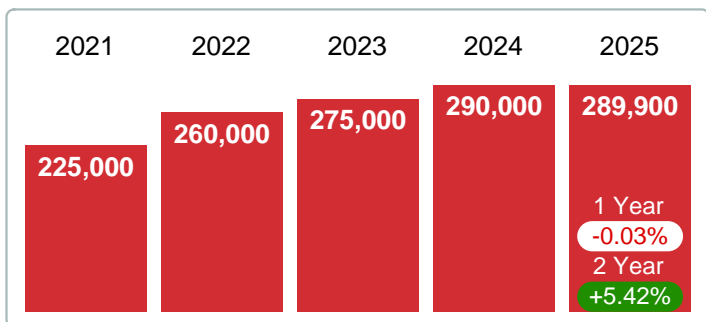
MEDIAN LIST PRICE AT CLOSING

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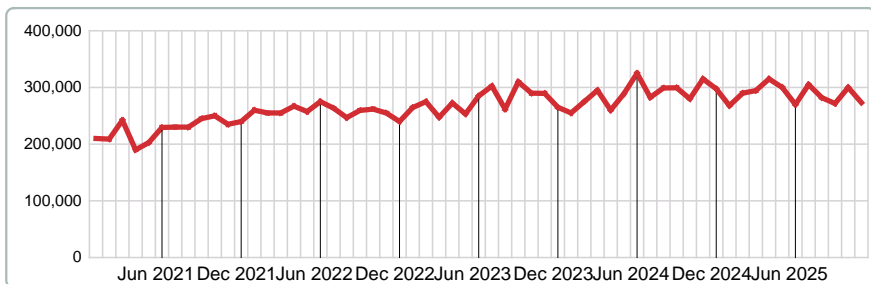
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

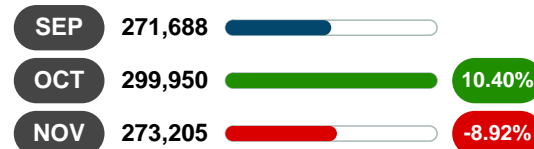


3 MONTHS

5 year NOV AVG = 273,521

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

Median List Price at Closing this month at **273,205**
below the 5 yr NOV average of **273,521**



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	9	8.33%	149,000	34,000	155,000	0	0
\$175,001 - \$200,000	7	6.48%	191,500	199,900	190,750	0	0
\$200,001 - \$225,000	8	7.41%	215,433	220,000	215,433	210,000	0
\$225,001 - \$300,000	42	38.89%	258,608	0	250,590	271,410	0
\$300,001 - \$350,000	14	12.96%	320,000	345,000	319,500	339,200	0
\$350,001 - \$500,000	17	15.74%	416,276	0	395,000	408,088	449,935
\$500,001 and up	11	10.19%	589,999	0	629,950	589,999	792,146
Median List Price			273,205	199,900	250,245	299,000	502,099
Total Closed Units		100%	273,205	5	60	39	4
Total Closed Volume			33,744,962	832.90K	16.75M	13.68M	2.48M

November 2025



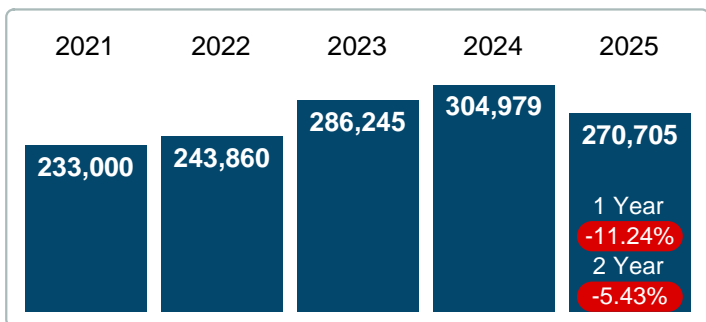
Area Delimited by County Of Wagoner - Residential Property Type



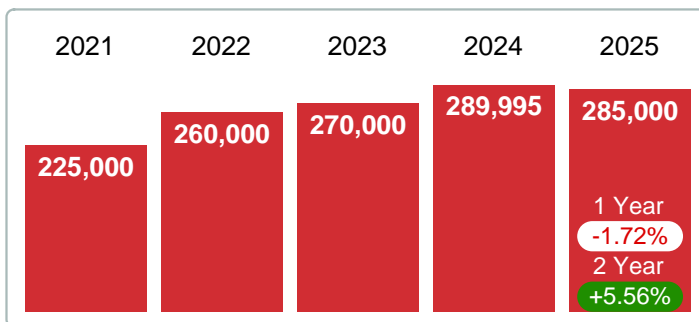
MEDIAN SOLD PRICE AT CLOSING

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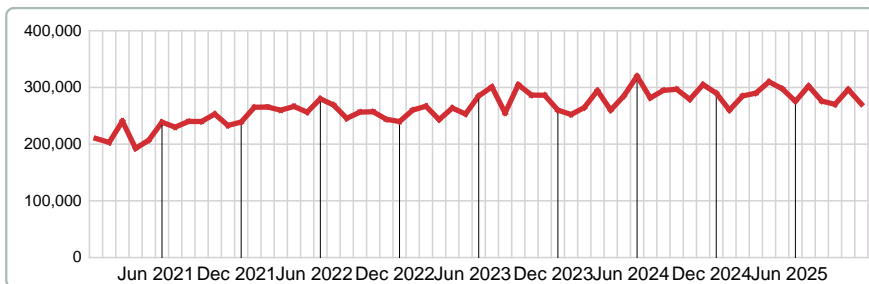
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

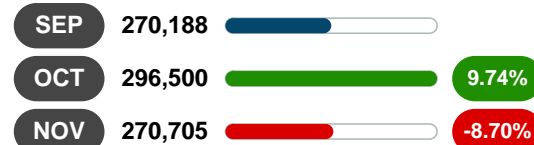


3 MONTHS

5 year NOV AVG = 267,758

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

Median Sold Price at Closing this month at **270,705** above the 5 yr NOV average of **267,758**



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	9.26%	145,000	41,300	153,250	0	0
\$175,001 - \$200,000	5.56%	192,000	195,000	191,500	0	0
\$200,001 - \$225,000	9.26%	211,000	210,000	213,933	203,000	0
\$225,001 - \$300,000	37.04%	255,000	0	249,900	270,000	0
\$300,001 - \$350,000	12.96%	319,250	340,000	316,750	321,000	0
\$350,001 - \$500,000	15.74%	409,000	0	412,850	401,703	449,935
\$500,001 and up	10.19%	570,000	0	614,995	570,000	767,146
Median Sold Price		270,705	195,000	245,000	287,500	502,099
Total Closed Units	100%	270,705	5	60	39	4
Total Closed Volume		33,296,768	827.60K	16.50M	13.54M	2.43M

November 2025



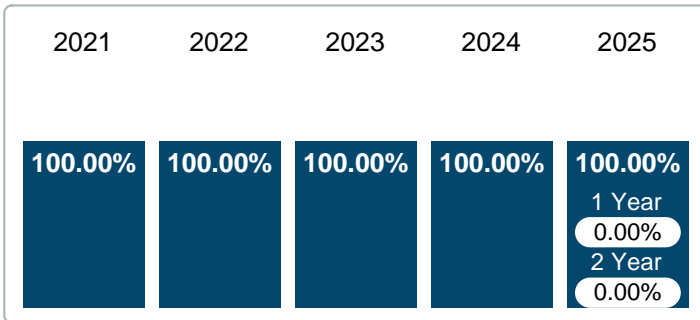
Area Delimited by County Of Wagoner - Residential Property Type



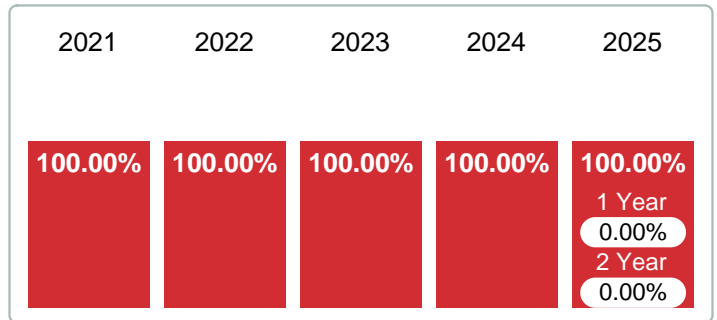
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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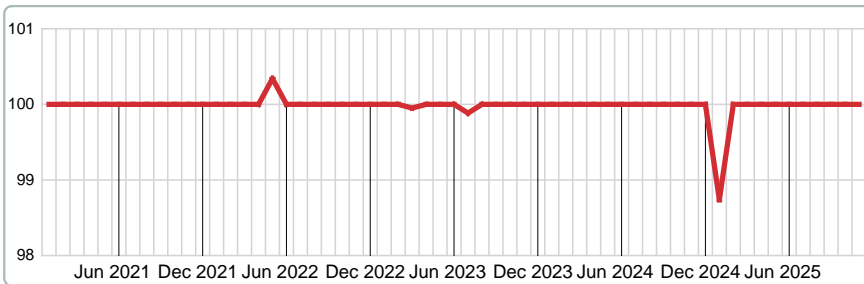
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

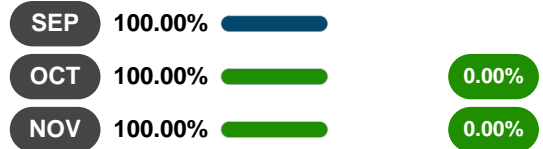


3 MONTHS

5 year NOV 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 NOV 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	10	9.26%	97.78%	129.20%	93.26%	0.00%	0.00%
\$175,001 - \$200,000	6	5.56%	99.36%	97.55%	100.00%	0.00%	0.00%
\$200,001 - \$225,000	10	9.26%	96.71%	95.45%	97.70%	96.67%	0.00%
\$225,001 - \$300,000	40	37.04%	100.00%	0.00%	100.00%	100.00%	0.00%
\$300,001 - \$350,000	14	12.96%	99.14%	98.55%	99.14%	100.00%	0.00%
\$350,001 - \$500,000	17	15.74%	100.00%	0.00%	98.78%	100.00%	100.00%
\$500,001 and up	11	10.19%	98.10%	0.00%	99.96%	96.61%	97.62%
Median Sold/List Ratio		100.00%		98.55%	99.94%	100.00%	100.00%
Total Closed Units		108	100%	5	60	39	4
Total Closed Volume		33,296,768		827.60K	16.50M	13.54M	2.43M

November 2025



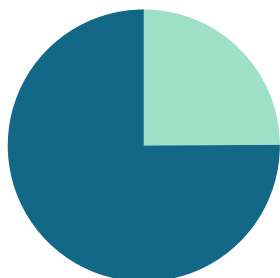
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

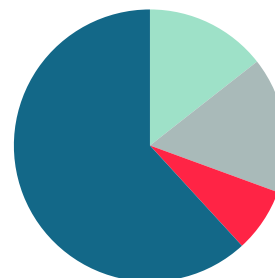


Inventory
 New Listings
159 = 24.92%
 Start Inventory
479
 Total Inventory Units
638
 Volume
\$262,562,646

Market Activity

Closed Sales
108 = 14.42%
 Pending Sales
121 = 16.15%
 Other Off Market
57 = 7.61%
 Active Inventory
463 = 61.82%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	120	108	-10.00%	1,360	1,364	0.29%
Pending Sales	89	121	35.96%	1,398	1,475	5.51%
New Listings	127	159	25.20%	1,913	2,151	12.44%
Median List Price	315,000	273,205	-13.27%	290,000	289,900	-0.03%
Median Sale Price	304,979	270,705	-11.24%	289,995	285,000	-1.72%
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	20.50	32.50	58.54%	19.00	26.00	36.84%
Monthly Inventory	405	463	14.32%	405	463	14.32%
Months Supply of Inventory	3.37	3.82	13.38%	3.37	3.82	13.38%

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

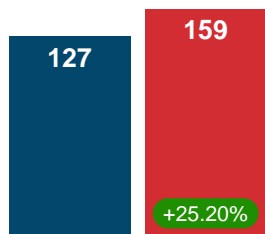
Inventory on November 30, 2025 = 463

2024 2025

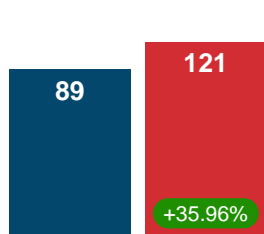
NOVEMBER MARKET

MEDIAN PRICES

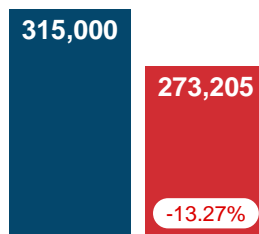
New Listings



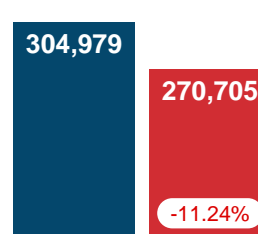
Pending Listings



List Price



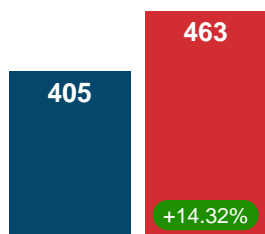
Sale Price



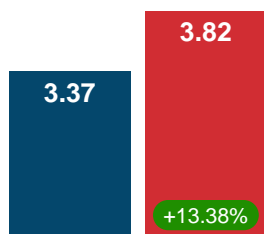
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

