

# February 2024



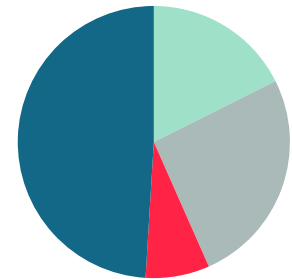
Area Delimited by County Of Tulsa - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Mar 11, 2024 for MLS Technology Inc.

Compared Metrics	2023	February 2024	+/-%
Closed Listings	598	517	-13.55%
Pending Listings	658	757	15.05%
New Listings	748	920	22.99%
Median List Price	245,450	259,900	5.89%
Median Sale Price	245,000	255,000	4.08%
Median Percent of Selling Price to List Price	99.05%	100.00%	0.96%
Median Days on Market to Sale	13.00	25.00	92.31%
End of Month Inventory	1,286	1,440	11.98%
Months Supply of Inventory	1.56	2.12	36.00%



■ Closed (17.60%)  
■ Pending (25.77%)  
■ Other OffMarket (7.59%)  
■ Active (49.03%)

**Absorption:** Last 12 months, an Average of **680** Sales/Month  
**Active Inventory** as of February 29, 2024 = **1,440**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2024 rose **11.98%** to 1,440 existing homes available for sale. Over the last 12 months this area has had an average of 680 closed sales per month. This represents an unsold inventory index of **2.12** MSI for this period.

#### Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **4.08%** in February 2024 to \$255,000 versus the previous year at \$245,000.

#### Median Days on Market Lengthens

The median number of **25.00** days that homes spent on the market before selling increased by 12.00 days or **92.31%** in February 2024 compared to last year's same month at **13.00** DOM.

#### Sales Success for February 2024 is Positive

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

There were 920 New Listings in February 2024, up **22.99%** from last year at 748. Furthermore, there were 517 Closed Listings this month versus last year at 598, a **-13.55%** decrease.

Closed versus Listed trends yielded a **56.2%** ratio, down from previous year's, February 2023, at **79.9%**, a **29.71%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

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

### 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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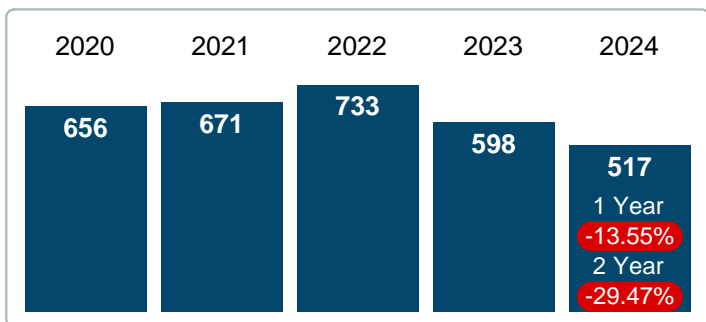
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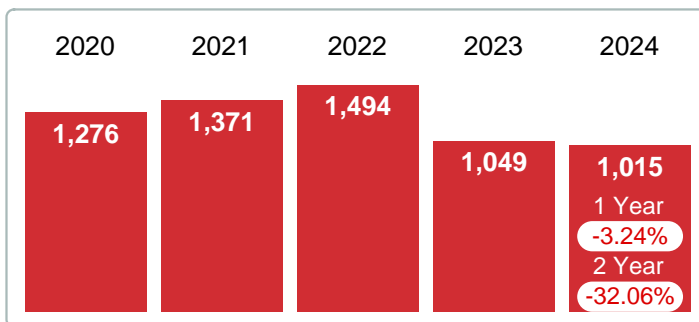
## CLOSED LISTINGS

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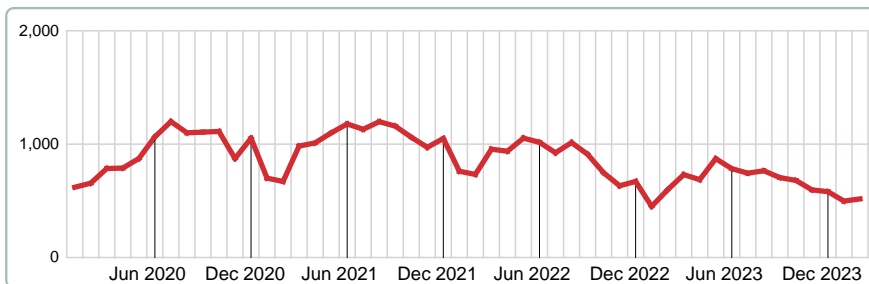
### FEBRUARY



### YEAR TO DATE (YTD)

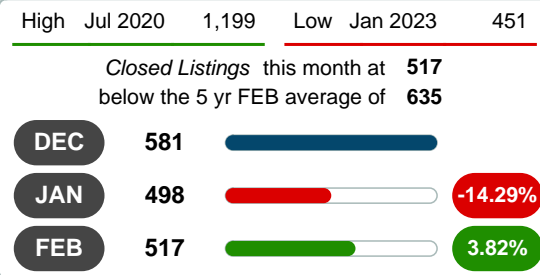


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 635



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	34	6.58%	19.5	19	12	3	0
\$100,001 - \$175,000	79	15.28%	7.0	23	51	5	0
\$175,001 - \$200,000	48	9.28%	22.0	10	33	4	1
\$200,001 - \$300,000	164	31.72%	25.5	17	101	43	3
\$300,001 - \$375,000	70	13.54%	35.5	1	33	33	3
\$375,001 - \$525,000	67	12.96%	45.0	1	24	36	6
\$525,001 and up	55	10.64%	35.0	1	10	31	13
<b>Total Closed Units</b>	<b>517</b>			<b>72</b>	<b>264</b>	<b>155</b>	<b>26</b>
<b>Total Closed Volume</b>	<b>156,295,190</b>	<b>100%</b>	<b>25.0</b>	<b>11.59M</b>	<b>66.86M</b>	<b>61.90M</b>	<b>15.94M</b>
<b>Median Closed Price</b>	<b>\$255,000</b>			<b>\$140,000</b>	<b>\$231,000</b>	<b>\$340,000</b>	<b>\$517,250</b>

# February 2024



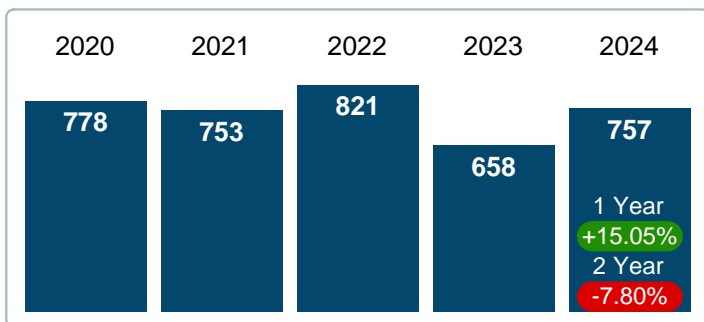
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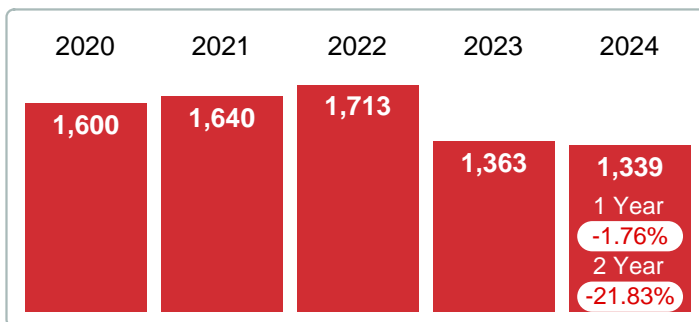
## PENDING LISTINGS

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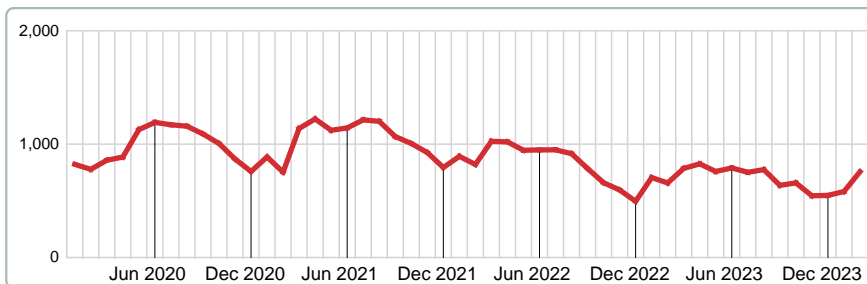
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

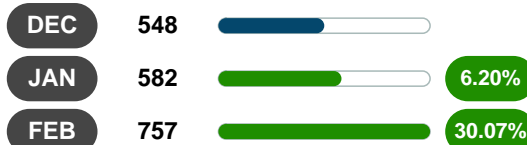


### 3 MONTHS

5 year FEB AVG = 753

High Apr 2021 1,222 Low Dec 2022 496

Pending Listings this month at **757**  
above the 5 yr FEB average of **753**



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	49	6.47%	7.0	25	22	2	0
\$100,001 - \$175,000	109	14.40%	11.0	30	72	7	0
\$175,001 - \$225,000	109	14.40%	11.0	10	89	8	2
\$225,001 - \$300,000	179	23.65%	20.0	11	106	59	3
\$300,001 - \$400,000	130	17.17%	22.0	2	54	68	6
\$400,001 - \$575,000	102	13.47%	49.5	5	34	57	6
\$575,001 and up	79	10.44%	43.0	3	12	45	19
<b>Total Pending Units</b>	<b>757</b>			<b>86</b>	<b>389</b>	<b>246</b>	<b>36</b>
<b>Total Pending Volume</b>	<b>252,930,111</b>	<b>100%</b>	<b>20.0</b>	<b>17.00M</b>	<b>101.57M</b>	<b>107.59M</b>	<b>26.77M</b>
<b>Median Listing Price</b>	<b>\$270,000</b>			<b>\$129,950</b>	<b>\$234,900</b>	<b>\$370,000</b>	<b>\$592,400</b>

# February 2024



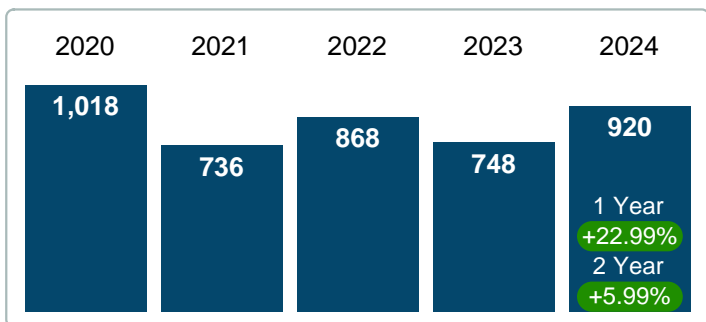
Area Delimited by County Of Tulsa - Residential Property Type



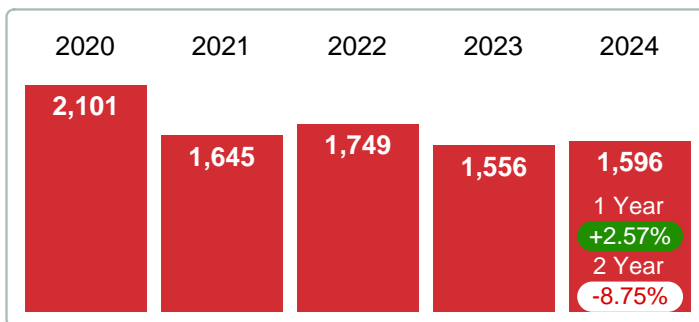
## NEW LISTINGS

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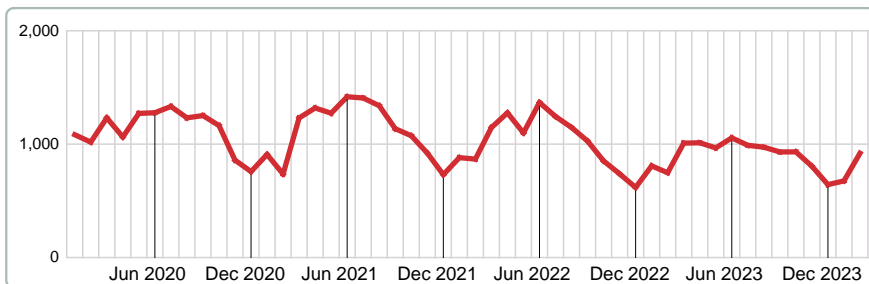
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 858

High Jun 2021 1,418 Low Dec 2022 618

New Listings this month at **920**  
above the 5 yr FEB average of **858**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	81	8.80%	43	36	2	0
\$125,001 - \$175,000	102	11.09%	32	67	3	0
\$175,001 - \$225,000	133	14.46%	17	107	6	3
\$225,001 - \$325,000	239	25.98%	11	157	69	2
\$325,001 - \$400,000	145	15.76%	1	43	90	11
\$400,001 - \$600,000	128	13.91%	5	35	75	13
\$600,001 and up	92	10.00%	2	15	46	29
<b>Total New Listed Units</b>	<b>920</b>		<b>111</b>	<b>460</b>	<b>291</b>	<b>58</b>
<b>Total New Listed Volume</b>	<b>346,762,184</b>	<b>100%</b>	<b>20.03M</b>	<b>125.03M</b>	<b>143.75M</b>	<b>57.96M</b>
<b>Median New Listed Listing Price</b>	<b>\$284,995</b>		<b>\$149,000</b>	<b>\$235,000</b>	<b>\$386,900</b>	<b>\$600,000</b>

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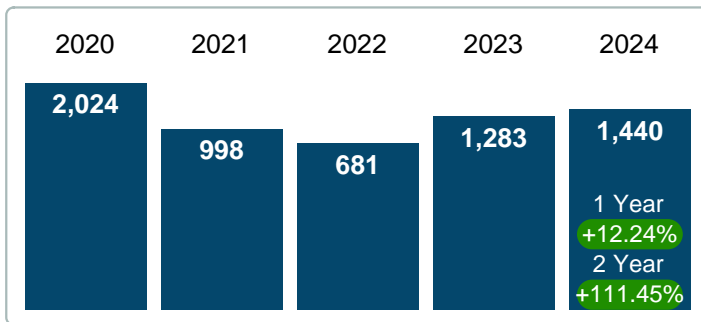
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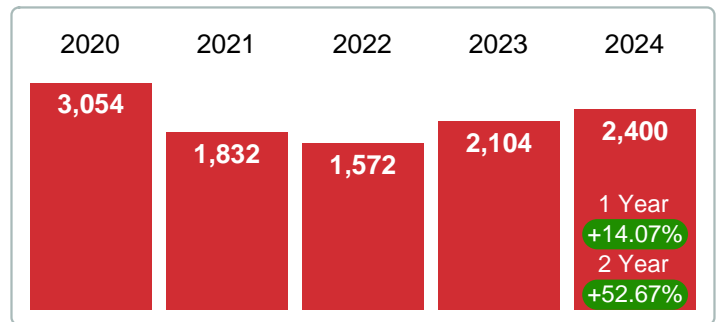
## ACTIVE INVENTORY

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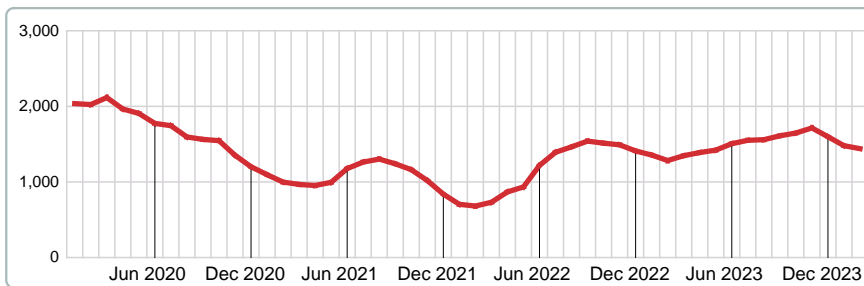
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

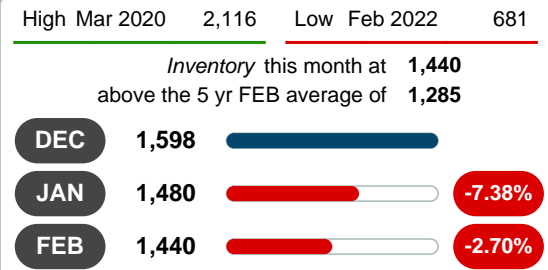


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 1,285



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	126	8.75%	46.0	77	46	3	0
\$150,001 - \$225,000	178	12.36%	21.0	40	125	10	3
\$225,001 - \$300,000	222	15.42%	28.5	25	154	41	2
\$300,001 - \$425,000	353	24.51%	44.0	15	136	189	13
\$425,001 - \$525,000	207	14.38%	91.0	10	82	93	22
\$525,001 - \$675,000	197	13.68%	91.0	11	35	118	33
\$675,001 and up	157	10.90%	83.0	3	25	71	58
<b>Total Active Inventory by Units</b>	<b>1,440</b>			<b>181</b>	<b>603</b>	<b>525</b>	<b>131</b>
<b>Total Active Inventory by Volume</b>	<b>665,870,965</b>	<b>100%</b>	<b>53.0</b>	<b>41.68M</b>	<b>205.45M</b>	<b>285.45M</b>	<b>133.29M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$363,310</b>			<b>\$170,000</b>	<b>\$289,900</b>	<b>\$459,440</b>	<b>\$639,900</b>

# February 2024



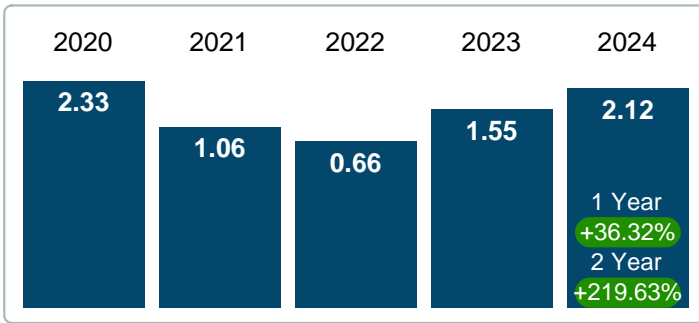
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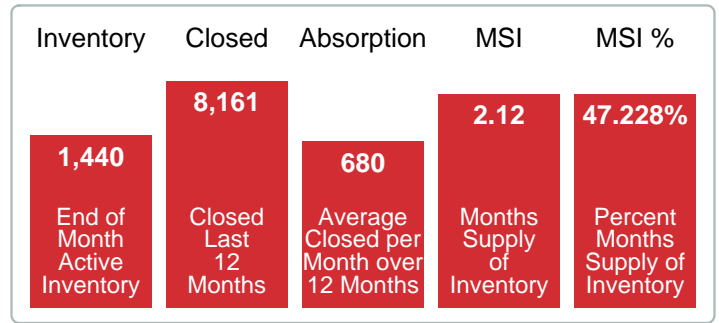
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Mar 11, 2024 for MLS Technology Inc.

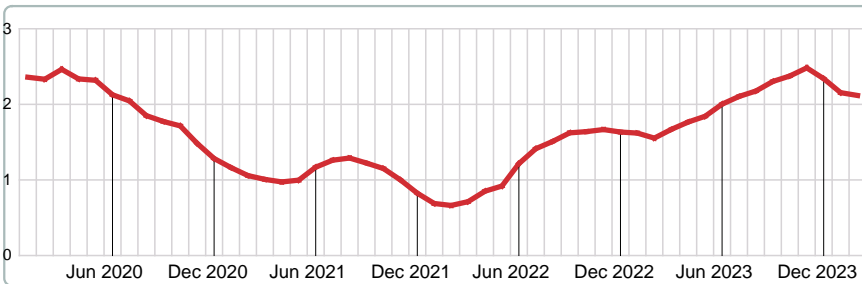
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2024



### 5 YEAR MARKET ACTIVITY TRENDS

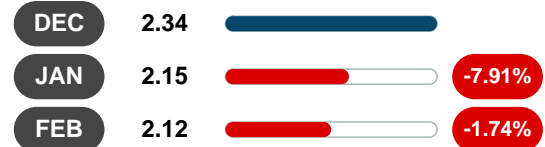


### 3 MONTHS

5 year FEB AVG = 1.54

High Nov 2023 2.48 Low Feb 2022 0.66

Months Supply this month at 2.12 above the 5 yr FEB average of 1.54



### 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
\$150,000 and less	126	8.75%	1.12	1.49	0.84	0.56	0.00
\$150,001 - \$225,000	178	12.36%	1.17	2.11	1.09	0.61	2.25
\$225,001 - \$300,000	222	15.42%	1.46	3.06	1.49	1.07	0.75
\$300,001 - \$425,000	353	24.51%	2.49	2.95	2.52	2.56	1.43
\$425,001 - \$525,000	207	14.38%	4.15	6.67	6.27	3.30	3.11
\$525,001 - \$675,000	197	13.68%	5.38	44.00	4.38	5.57	4.60
\$675,001 and up	157	10.90%	4.45	6.00	4.69	3.46	6.50
Market Supply of Inventory (MSI)			2.12	2.10	1.71	2.58	3.56
Total Active Inventory by Units		100%	2.12	181	603	525	131

# February 2024



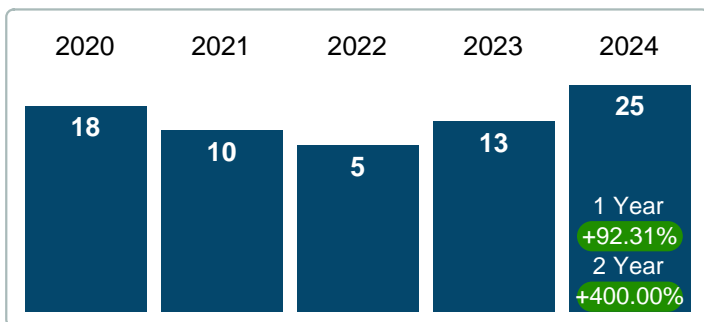
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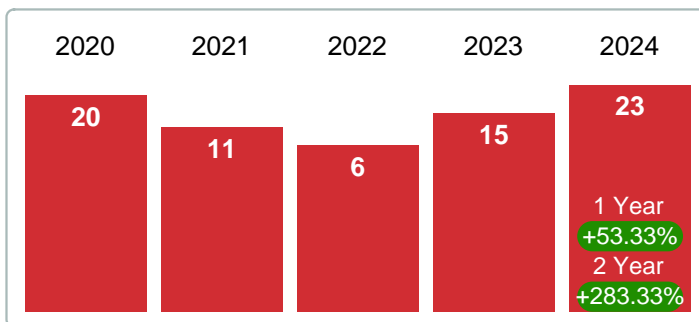
## MEDIAN DAYS ON MARKET TO SALE

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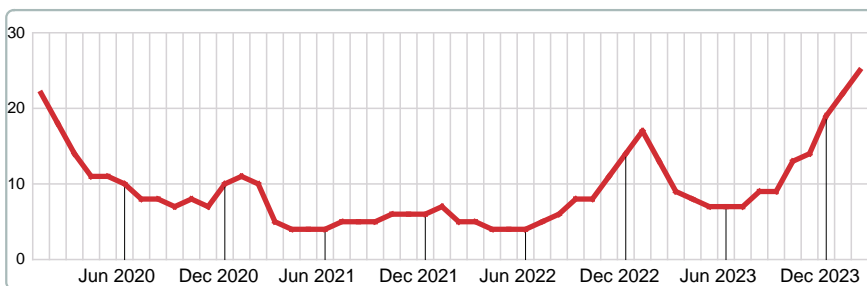
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

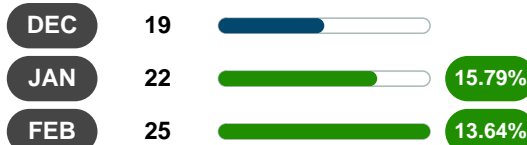


### 3 MONTHS

5 year FEB AVG = 14

High Feb 2024 25 Low Jun 2022 4

Median Days on Market to Sale this month at 25 above the 5 yr FEB average of 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
\$100,000 and less	6.58%	20	32	10	5	0
\$100,001 - \$175,000	15.28%	7	6	7	31	0
\$175,001 - \$200,000	9.28%	22	40	22	7	22
\$200,001 - \$300,000	31.72%	26	18	19	43	16
\$300,001 - \$375,000	13.54%	36	83	25	43	117
\$375,001 - \$525,000	12.96%	45	7	20	67	60
\$525,001 and up	10.64%	35	125	53	22	50
Median Closed DOM		25	19	16	41	54
Total Closed Units	100%	25.0	72	264	155	26
Total Closed Volume		156,295,190	11.59M	66.86M	61.90M	15.94M

# February 2024



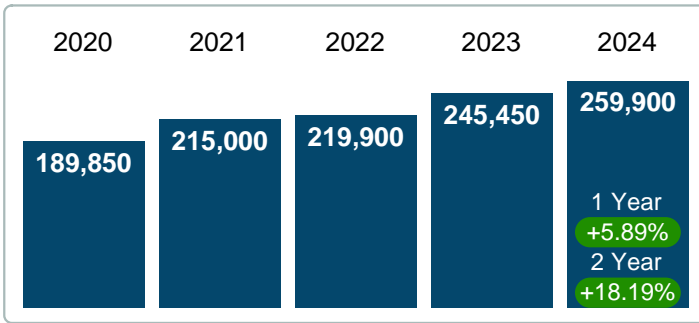
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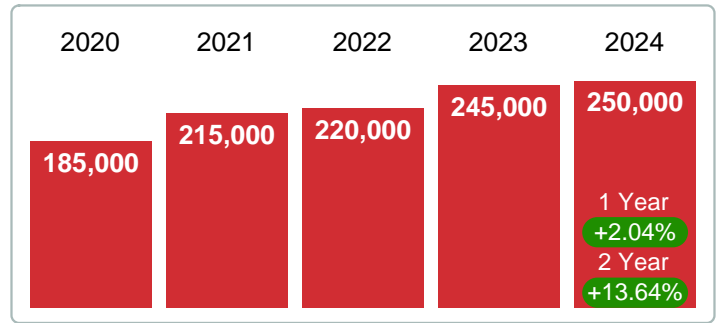
## MEDIAN LIST PRICE AT CLOSING

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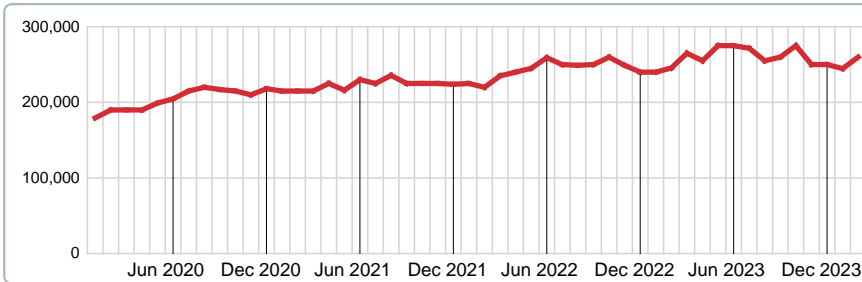
### FEBRUARY



### YEAR TO DATE (YTD)

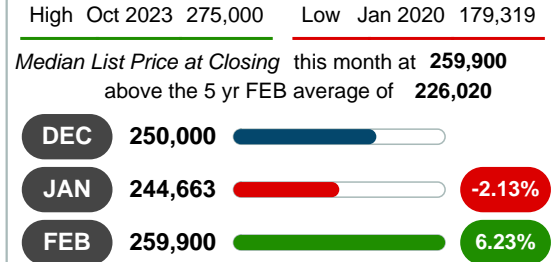


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 226,020



### 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
\$100,000 and less	30	5.80%	75,000	71,400	80,000	72,450	0
\$100,001 - \$175,000	85	16.44%	140,000	125,000	150,000	169,900	0
\$175,001 - \$200,000	48	9.28%	192,250	196,250	190,750	195,000	199,000
\$200,001 - \$300,000	163	31.53%	250,000	234,900	245,000	279,000	225,000
\$300,001 - \$375,000	68	13.15%	336,766	349,000	329,848	339,990	354,900
\$375,001 - \$525,000	65	12.57%	434,900	425,000	427,500	429,900	481,950
\$525,001 and up	58	11.22%	694,450	610,000	572,450	709,450	780,000
Median List Price			259,900	140,000	235,000	344,900	517,250
Total Closed Units		100%	259,900	72	264	155	26
Total Closed Volume			158,907,270	11.97M	68.02M	63.12M	15.79M



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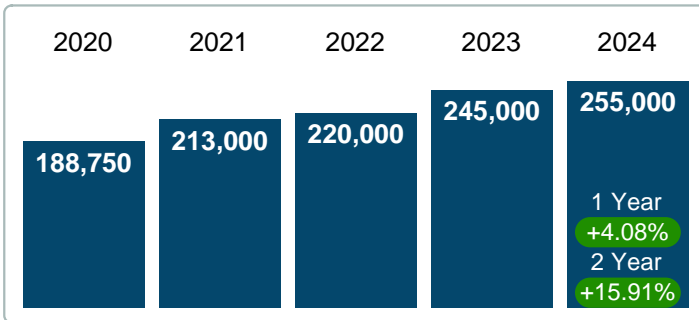
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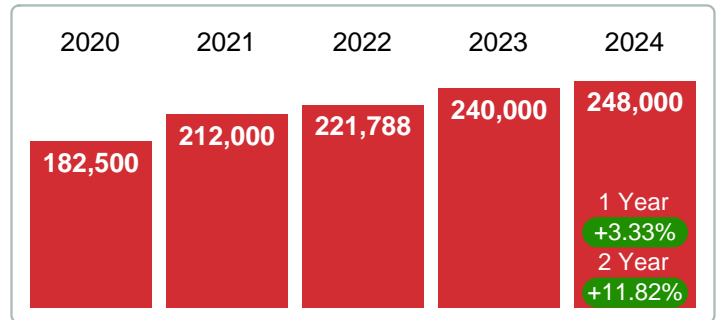
## MEDIAN SOLD PRICE AT CLOSING

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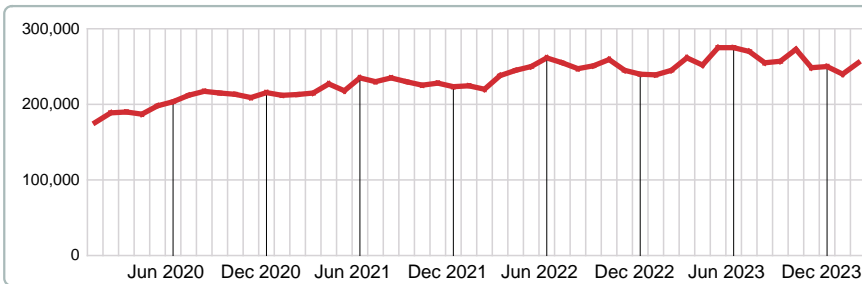
### FEBRUARY



### YEAR TO DATE (YTD)

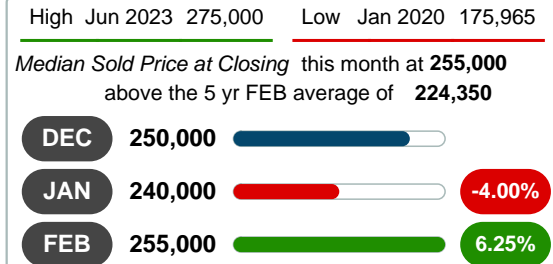


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 224,350



### 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
\$100,000 and less	6.58%	75,000	72,900	76,500	75,000	0
\$100,001 - \$175,000	15.28%	145,000	125,000	150,000	165,000	0
\$175,001 - \$200,000	9.28%	185,000	185,150	185,000	182,000	182,500
\$200,001 - \$300,000	31.72%	245,000	225,000	240,000	270,000	225,000
\$300,001 - \$375,000	13.54%	328,450	324,025	325,000	333,000	358,500
\$375,001 - \$525,000	12.96%	433,400	390,000	429,500	425,000	479,455
\$525,001 and up	10.64%	650,000	575,000	583,950	650,000	765,000
Median Sold Price		255,000	140,000	231,000	340,000	517,250
Total Closed Units	100%	517	72	264	155	26
Total Closed Volume		156,295,190	11.59M	66.86M	61.90M	15.94M

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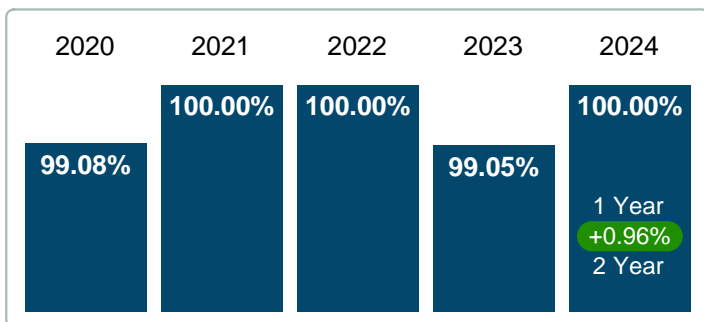
Area Delimited by County Of Tulsa - Residential Property Type



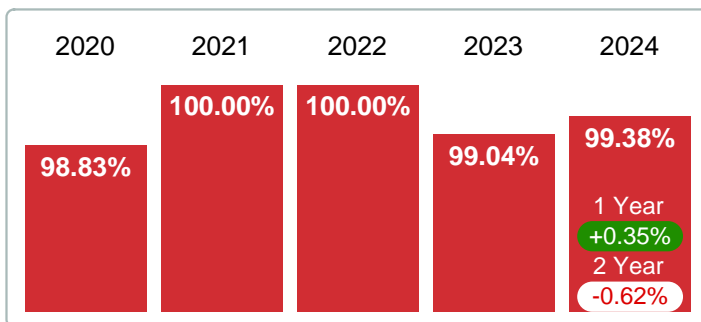
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Mar 11, 2024 for MLS Technology Inc.

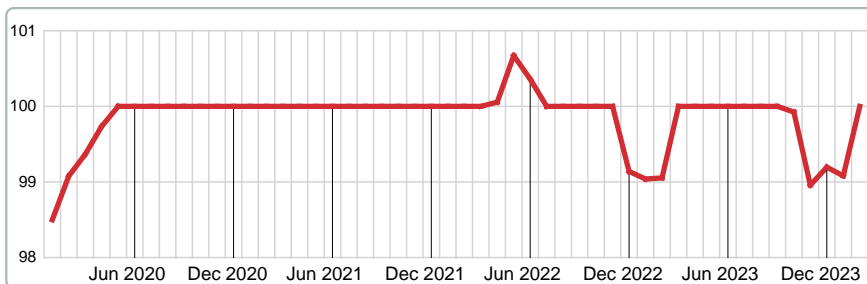
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

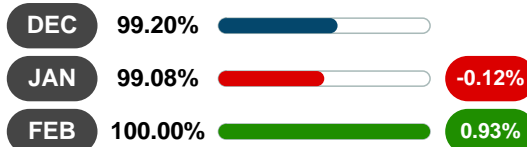


### 3 MONTHS

5 year FEB AVG = 99.63%

High May 2022 100.67% Low Jan 2020 98.50%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr FEB average of **99.63%**



### 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
\$100,000 and less	34	6.58%	96.57%	96.84%	97.56%	78.68%	0.00%
\$100,001 - \$175,000	79	15.28%	100.00%	100.00%	100.00%	97.63%	0.00%
\$175,001 - \$200,000	48	9.28%	98.41%	95.85%	98.88%	99.73%	91.71%
\$200,001 - \$300,000	164	31.72%	100.00%	100.00%	100.00%	100.00%	100.00%
\$300,001 - \$375,000	70	13.54%	100.00%	92.84%	100.00%	100.00%	96.00%
\$375,001 - \$525,000	67	12.96%	99.66%	91.76%	98.80%	100.00%	100.00%
\$525,001 and up	55	10.64%	99.20%	94.26%	100.00%	99.04%	100.00%
Median Sold/List Ratio		100.00%		98.33%	100.00%	100.00%	100.00%
Total Closed Units		517	100%	72	264	155	26
Total Closed Volume		156,295,190		11.59M	66.86M	61.90M	15.94M

# February 2024



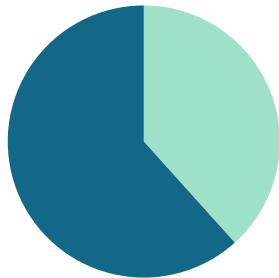
Area Delimited by County Of Tulsa - Residential Property Type



## MARKET SUMMARY

Report produced on Mar 11, 2024 for MLS Technology Inc.

### INVENTORY

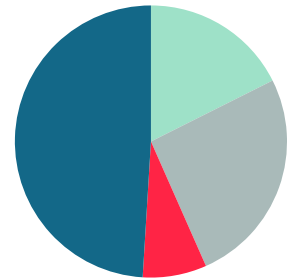


**Inventory**  
 New Listings  
**920 = 38.33%**  
 Start Inventory  
**1,480**  
 Total Inventory Units  
**2,400**  
 Volume  
**\$1,019,965,679**

### Market Activity

Closed Sales  
**517 = 17.60%**  
 Pending Sales  
**757 = 25.77%**  
 Other Off Market  
**223 = 7.59%**  
 Active Inventory  
**1,440 = 49.03%**

### MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	598	517	-13.55%	1,049	1,015	-3.24%
Pending Sales	658	757	15.05%	1,363	1,339	-1.76%
New Listings	748	920	22.99%	1,556	1,596	2.57%
Median List Price	245,450	259,900	5.89%	245,000	250,000	2.04%
Median Sale Price	245,000	255,000	4.08%	240,000	248,000	3.33%
Median Percent of Selling Price to List Price	99.05%	100.00%	0.96%	99.04%	99.38%	0.35%
Median Days on Market to Sale	13.00	25.00	92.31%	15.00	23.00	53.33%
Monthly Inventory	1,286	1,440	11.98%	1,286	1,440	11.98%
Months Supply of Inventory	1.56	2.12	36.00%	1.56	2.12	36.00%

**Absorption:** Last 12 months, an Average of **680** Sales/Month

**Inventory** on February 29, 2024 = **1,440**

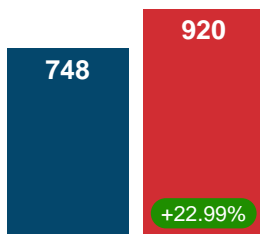
2023

2024

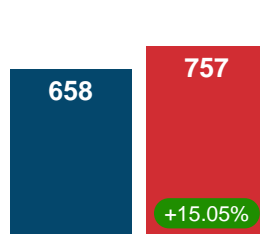
### FEBRUARY MARKET

### MEDIAN PRICES

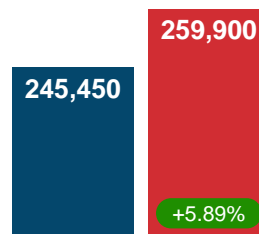
#### New Listings



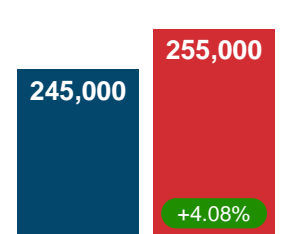
#### Pending Listings



#### List Price



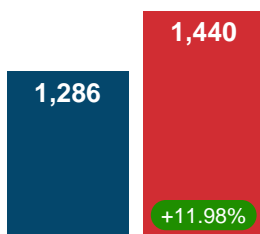
#### Sale Price



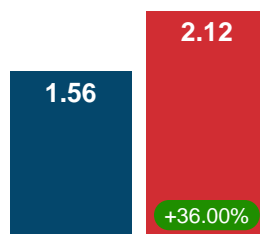
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

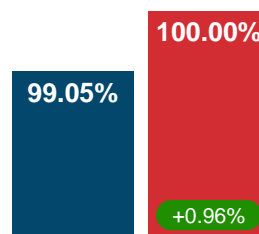
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

