

April 2024



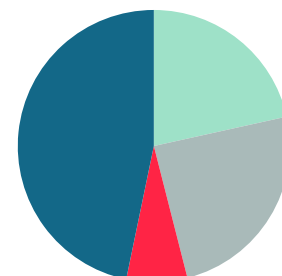
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on May 13, 2024 for MLS Technology Inc.

Compared Metrics	2023	April 2024	+/-%
Closed Listings	1,033	1,170	13.26%
Pending Listings	1,235	1,331	7.77%
New Listings	1,484	1,723	16.11%
Average List Price	310,677	314,823	1.33%
Average Sale Price	302,951	309,620	2.20%
Average Percent of Selling Price to List Price	98.86%	98.68%	-0.18%
Average Days on Market to Sale	32.51	37.55	15.51%
End of Month Inventory	2,280	2,540	11.40%
Months Supply of Inventory	1.97	2.45	24.86%



■ Closed (21.53%)
■ Pending (24.49%)
■ Other OffMarket (7.23%)
■ Active (46.74%)

Absorption: Last 12 months, an Average of **1,035** Sales/Month
Active Inventory as of April 30, 2024 = **2,540**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2024 rose **11.40%** to 2,540 existing homes available for sale. Over the last 12 months this area has had an average of 1,035 closed sales per month. This represents an unsold inventory index of **2.45** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **2.20%** in April 2024 to \$309,620 versus the previous year at \$302,951.

Average Days on Market Lengthens

The average number of **37.55** days that homes spent on the market before selling increased by 5.04 days or **15.51%** in April 2024 compared to last year's same month at **32.51** DOM.

Sales Success for April 2024 is Positive

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

There were 1,723 New Listings in April 2024, up **16.11%** from last year at 1,484. Furthermore, there were 1,170 Closed Listings this month versus last year at 1,033, a **13.26%** increase.

Closed versus Listed trends yielded a **67.9%** ratio, down from previous year's, April 2023, at **69.6%**, a **2.45%** 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

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

April 2024



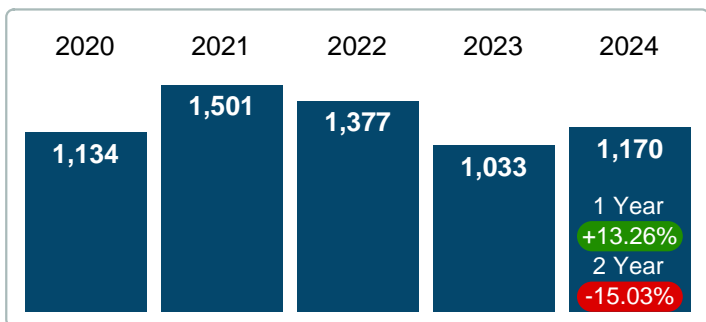
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



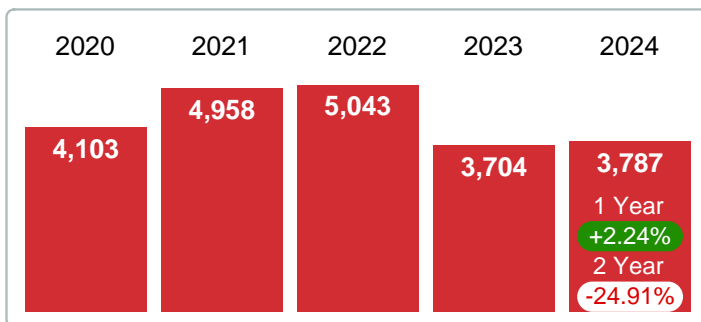
CLOSED LISTINGS

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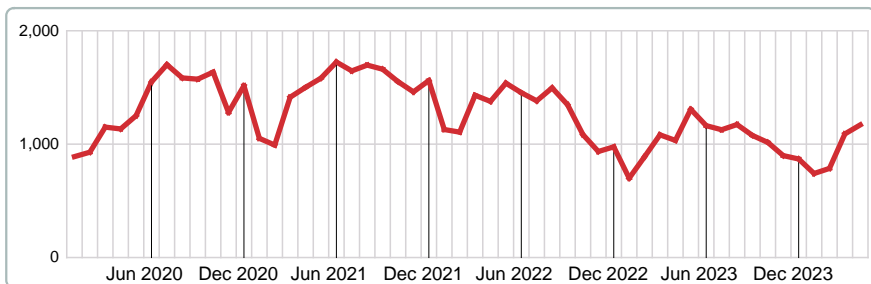
APRIL



YEAR TO DATE (YTD)

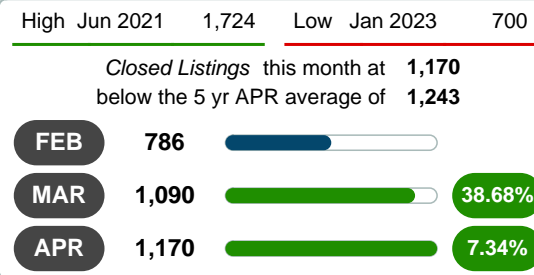


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1,243



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	106	9.06%	26.1	50	47	8	1
\$125,001 - \$175,000	138	11.79%	24.6	35	91	11	1
\$175,001 - \$225,000	182	15.56%	28.1	20	142	17	3
\$225,001 - \$300,000	294	25.13%	31.5	20	203	66	5
\$300,001 - \$375,000	157	13.42%	40.6	6	72	71	8
\$375,001 - \$525,000	162	13.85%	57.7	7	51	89	15
\$525,001 and up	131	11.20%	58.7	2	25	82	22
Total Closed Units	1,170			140	631	344	55
Total Closed Volume	362,255,090	100%	37.5	25.60M	162.07M	146.32M	28.27M
Average Closed Price	\$309,620			\$182,857	\$256,838	\$425,339	\$514,059

April 2024



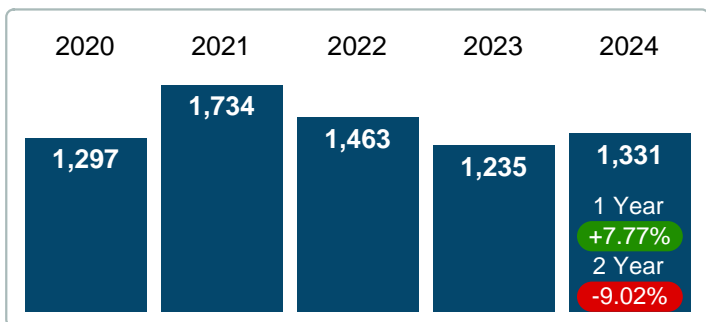
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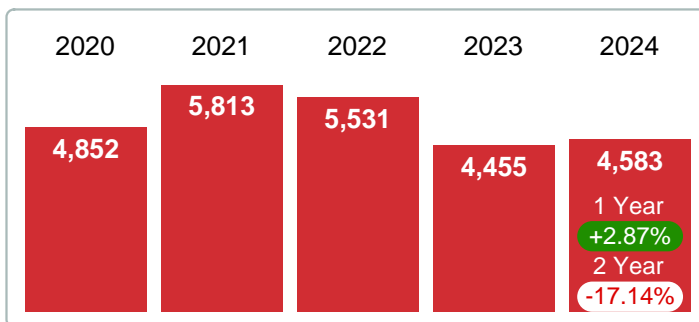
PENDING LISTINGS

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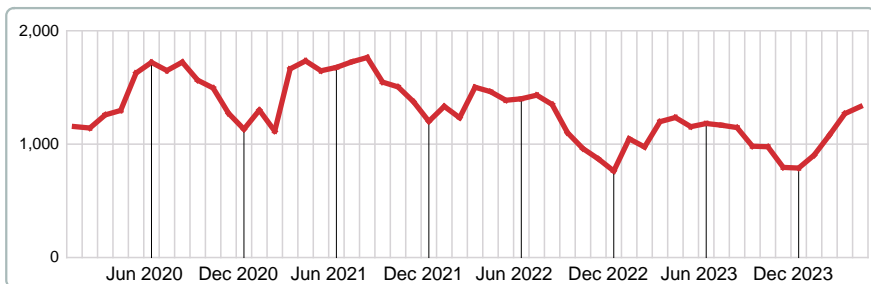
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

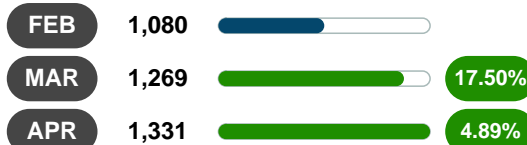


3 MONTHS

5 year APR AVG = 1,412

High Aug 2021 1,764 Low Dec 2022 763

Pending Listings this month at 1,331 below the 5 yr APR average of 1,412



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	110	8.26%	34.0	60	44	5	1
\$125,001 - \$175,000	149	11.19%	24.9	36	100	8	5
\$175,001 - \$225,000	193	14.50%	28.9	18	157	17	1
\$225,001 - \$325,000	367	27.57%	29.1	24	233	104	6
\$325,001 - \$425,000	209	15.70%	44.7	7	94	94	14
\$425,001 - \$600,000	171	12.85%	58.2	3	44	98	26
\$600,001 and up	132	9.92%	47.7	2	30	67	33
Total Pending Units	1,331			150	702	393	86
Total Pending Volume	467,149,523	100%	31.9	27.20M	197.85M	180.12M	61.98M
Average Listing Price	\$325,412			\$181,324	\$281,843	\$458,317	\$720,682

April 2024



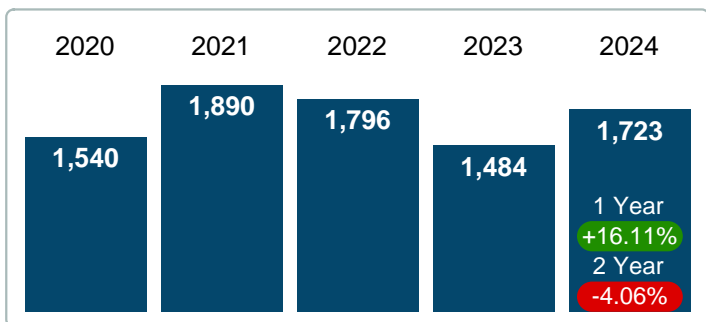
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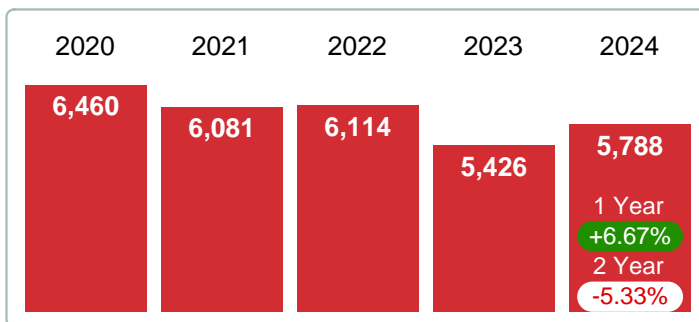
NEW LISTINGS

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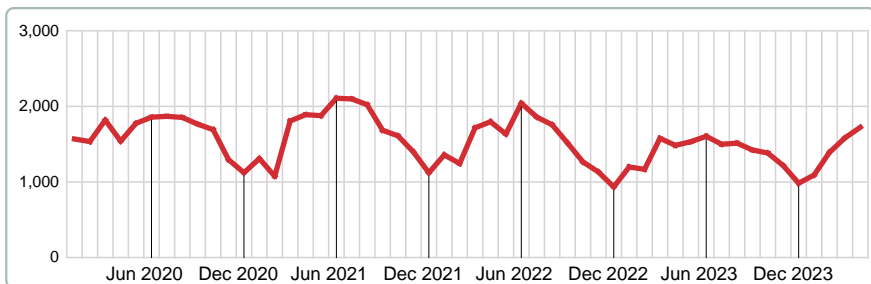
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1,687

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at 1,723 above the 5 yr APR average of 1,687



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	110	6.38%	64	44	1	1
\$125,001 - \$200,000	269	15.61%	47	193	23	6
\$200,001 - \$250,000	244	14.16%	15	197	32	0
\$250,001 - \$350,000	460	26.70%	19	265	168	8
\$350,001 - \$450,000	238	13.81%	15	92	111	20
\$450,001 - \$650,000	233	13.52%	14	72	122	25
\$650,001 and up	169	9.81%	3	33	78	55
Total New Listed Units	1,723		177	896	535	115
Total New Listed Volume	657,949,210	100%	37.85M	267.85M	262.35M	89.91M
Average New Listed Listing Price	\$412,874		\$213,819	\$298,934	\$490,376	\$781,801

April 2024



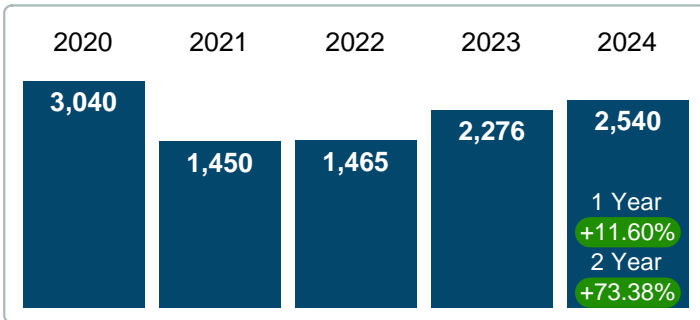
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



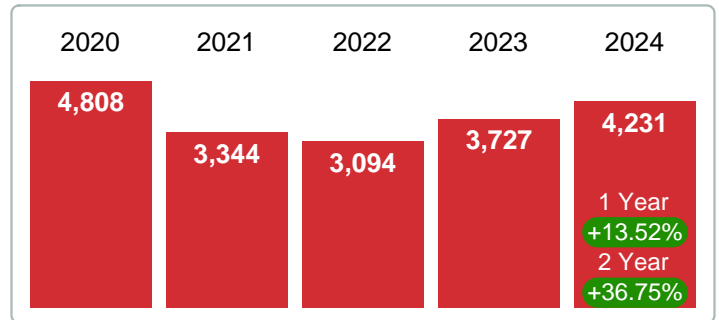
ACTIVE INVENTORY

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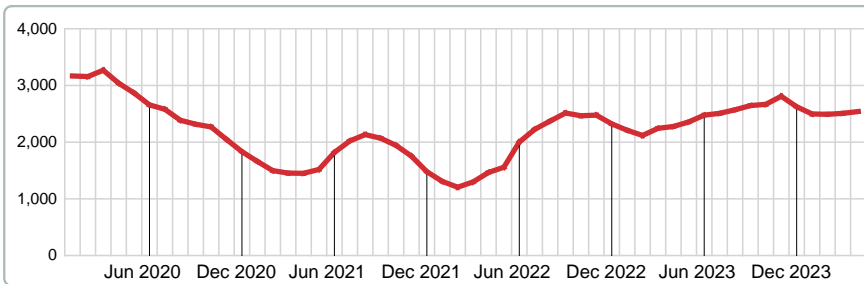
END OF APRIL



ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

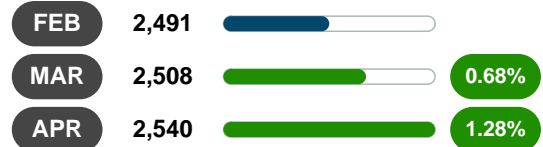


3 MONTHS

5 year APR AVG = 2,154

High Mar 2020 3,268 Low Feb 2022 1,205

Inventory this month at **2,540**
above the 5 yr APR average of **2,154**



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	190	7.48%	90.9	108	67	11	4
\$125,001 - \$225,000	375	14.76%	47.8	84	245	38	8
\$225,001 - \$275,000	265	10.43%	46.7	21	178	63	3
\$275,001 - \$400,000	738	29.06%	55.2	28	363	316	31
\$400,001 - \$525,000	405	15.94%	72.8	26	154	182	43
\$525,001 - \$725,000	304	11.97%	86.1	11	71	176	46
\$725,001 and up	263	10.35%	77.8	8	41	124	90
Total Active Inventory by Units			2,540	286	1,119	910	225
Total Active Inventory by Volume			1,146,859,825	66.25M	381.35M	492.09M	207.17M
Average Active Inventory Listing Price			\$451,520	\$231,652	\$340,796	\$540,760	\$920,735

April 2024



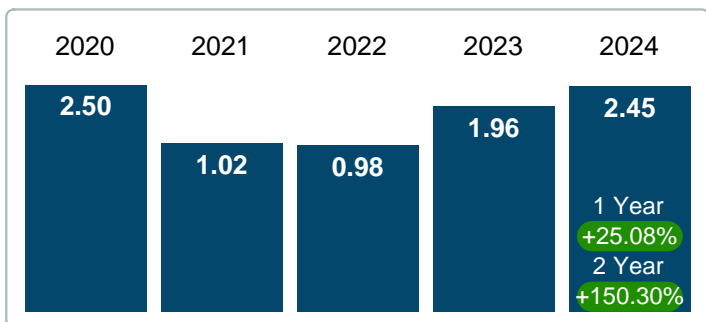
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



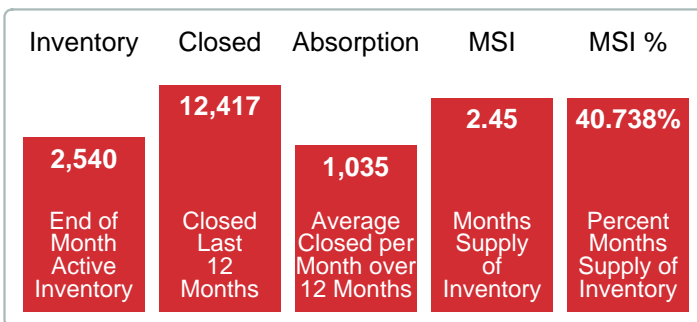
MONTHS SUPPLY of INVENTORY (MSI)

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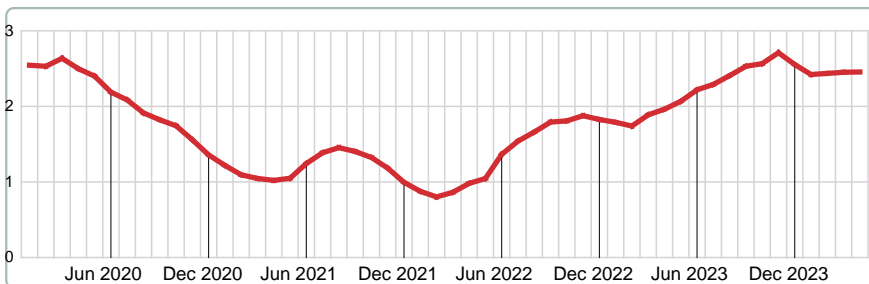
MSI FOR APRIL



INDICATORS FOR APRIL 2024



5 YEAR MARKET ACTIVITY TRENDS

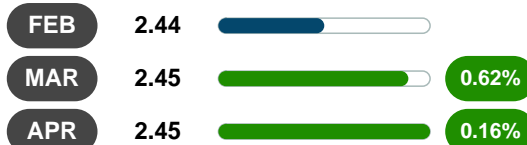


3 MONTHS

5 year APR AVG = 1.78

High Nov 2023 2.71 Low Feb 2022 0.80

Months Supply this month at 2.45 above the 5 yr APR average of 1.78



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
\$125,000 and less	190	7.48%	1.61	1.86	1.26	1.94	4.00
\$125,001 - \$225,000	375	14.76%	1.31	2.02	1.15	1.28	2.82
\$225,001 - \$275,000	265	10.43%	1.60	2.42	1.48	1.84	1.33
\$275,001 - \$400,000	738	29.06%	2.85	3.00	2.98	2.74	2.53
\$400,001 - \$525,000	405	15.94%	4.01	9.75	4.89	3.25	3.91
\$525,001 - \$725,000	304	11.97%	4.49	13.20	4.84	4.48	3.56
\$725,001 and up	263	10.35%	7.12	13.71	7.69	6.25	8.06
Market Supply of Inventory (MSI)			2.45	2.35	2.00	3.03	4.21
Total Active Inventory by Units		100%	2,540	286	1,119	910	225

April 2024



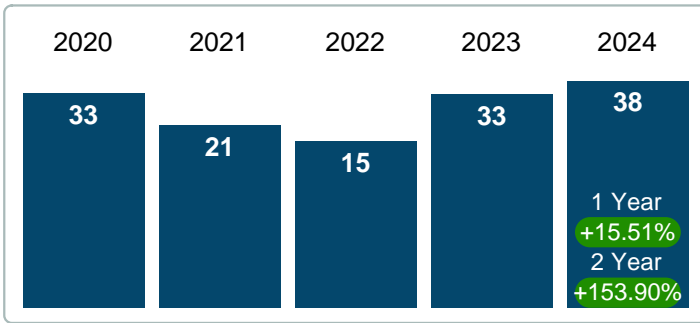
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



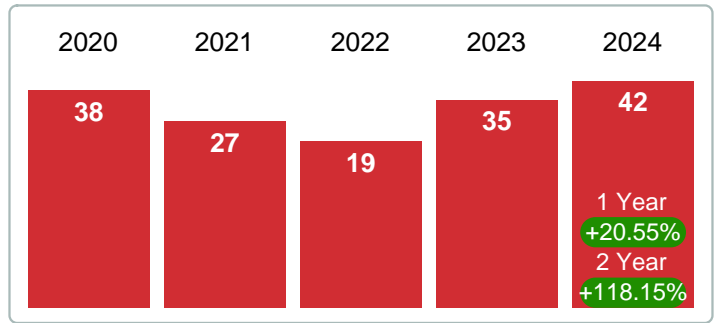
AVERAGE DAYS ON MARKET TO SALE

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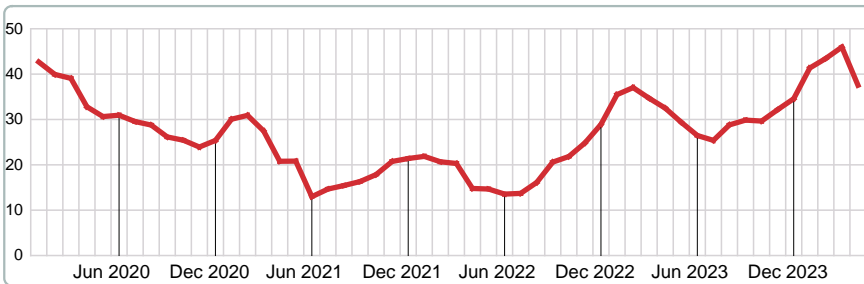
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

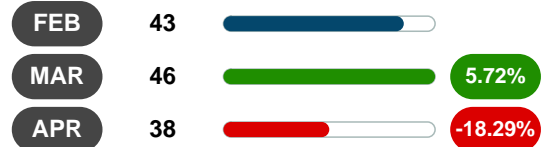


3 MONTHS

5 year APR AVG = 28

High Mar 2024 46 Low Jun 2021 13

Average Days on Market to Sale this month at 38 above the 5 yr APR average of 28



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		
\$125,000 and less	106	9.06%	26	24	28	26	12	
\$125,001 - \$175,000	138	11.79%	25	31	19	31	226	
\$175,001 - \$225,000	182	15.56%	28	42	25	36	59	
\$225,001 - \$300,000	294	25.13%	32	42	29	36	27	
\$300,001 - \$375,000	157	13.42%	41	35	46	38	19	
\$375,001 - \$525,000	162	13.85%	58	49	65	53	62	
\$525,001 and up	131	11.20%	59	66	43	65	52	
Average Closed DOM		38		33	32	47	50	
Total Closed Units		1,170	100%	38	140	631	344	55
Total Closed Volume		362,255,090			25.60M	162.07M	146.32M	28.27M

April 2024



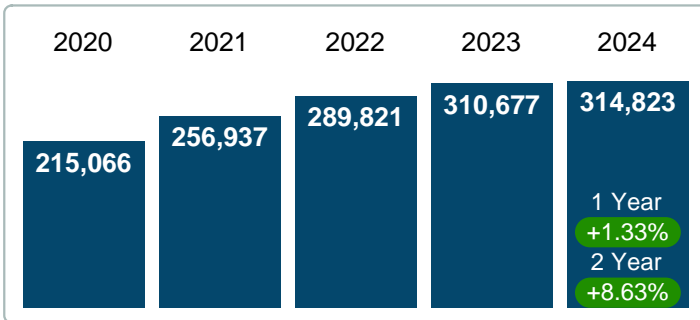
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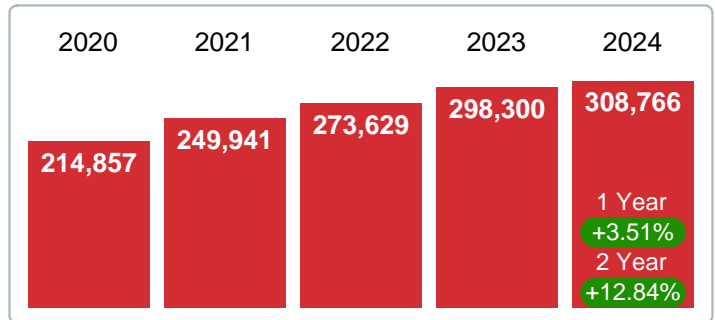
AVERAGE LIST PRICE AT CLOSING

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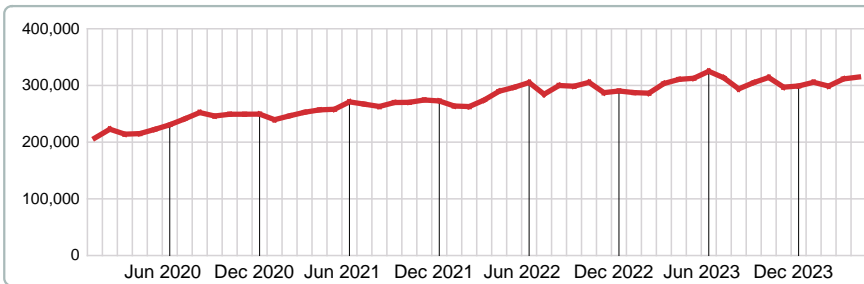
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

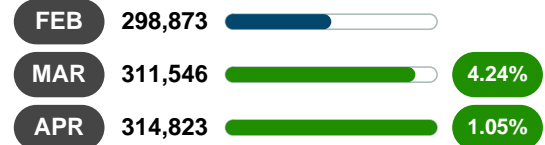


3 MONTHS

5 year APR AVG = 277,465

High Jun 2023 324,995 Low Jan 2020 207,292

Average List Price at Closing this month at **314,823** above the 5 yr APR average of **277,465**



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
\$125,000 and less	9.15%	85,209	84,284	87,178	91,475	143,900
\$125,001 - \$175,000	11.11%	153,235	148,180	156,908	155,682	160,000
\$175,001 - \$225,000	15.38%	203,974	205,335	206,987	208,658	198,300
\$225,001 - \$300,000	25.81%	261,102	272,965	258,435	271,482	265,700
\$300,001 - \$375,000	12.82%	338,285	309,133	336,144	342,500	352,904
\$375,001 - \$525,000	14.27%	439,795	457,714	444,704	444,705	431,676
\$525,001 and up	11.45%	742,896	1,145,000	685,226	746,024	785,400
Average List Price		314,823	187,966	260,290	433,080	523,718
Total Closed Units	100%	314,823	140	631	344	55
Total Closed Volume		368,342,600	26.32M	164.24M	148.98M	28.80M

April 2024



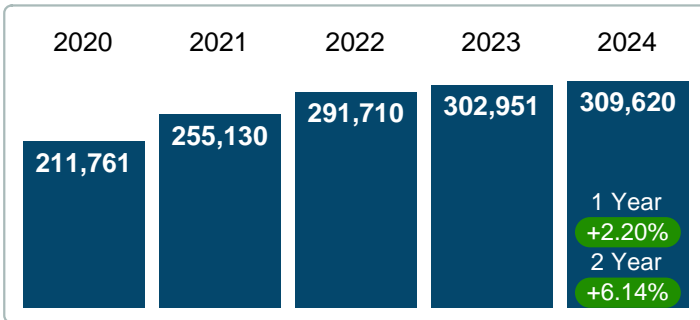
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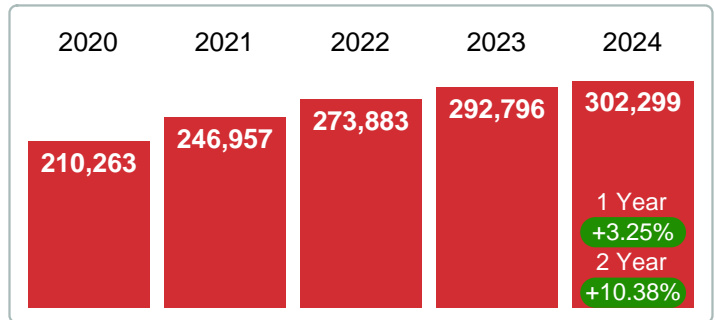
AVERAGE SOLD PRICE AT CLOSING

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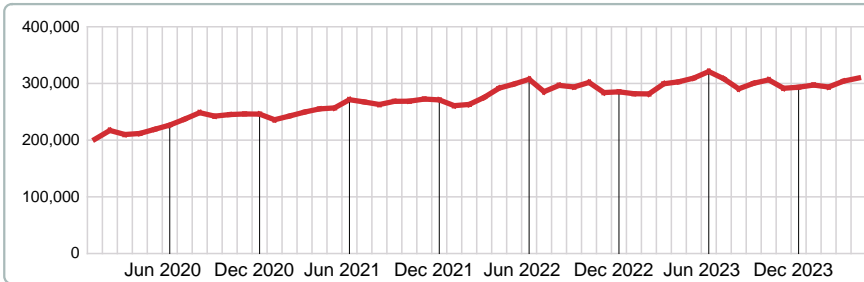
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

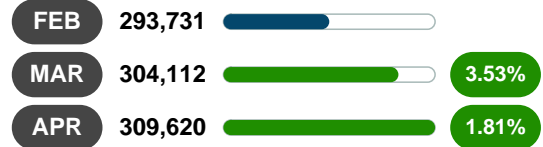


3 MONTHS

5 year APR AVG = 274,234

High Jun 2023 321,024 Low Jan 2020 201,604

Average Sold Price at Closing this month at **309,620** above the 5 yr APR average of **274,234**



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
\$125,000 and less	9.06%	81,891	80,496	81,748	89,738	95,545
\$125,001 - \$175,000	11.79%	153,858	146,090	156,773	153,900	160,000
\$175,001 - \$225,000	15.56%	203,462	199,348	204,306	201,574	201,633
\$225,001 - \$300,000	25.13%	259,606	261,545	256,153	269,631	259,700
\$300,001 - \$375,000	13.42%	334,718	330,417	332,363	335,263	354,300
\$375,001 - \$525,000	13.85%	437,283	445,357	436,650	438,570	428,029
\$525,001 and up	11.20%	729,754	1,072,115	669,875	729,843	766,339
Average Sold Price		309,620	182,857	256,838	425,339	514,059
Total Closed Units	100%	309,620	140	631	344	55
Total Closed Volume		362,255,090	25.60M	162.07M	146.32M	28.27M

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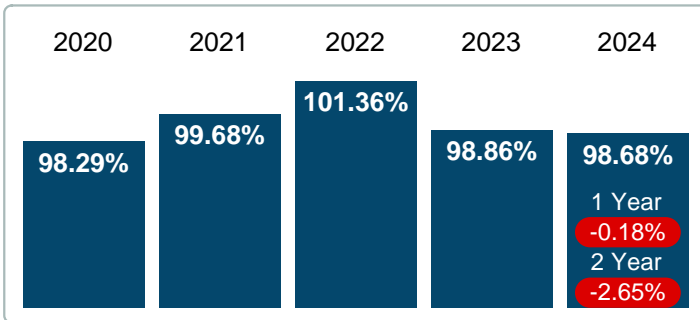
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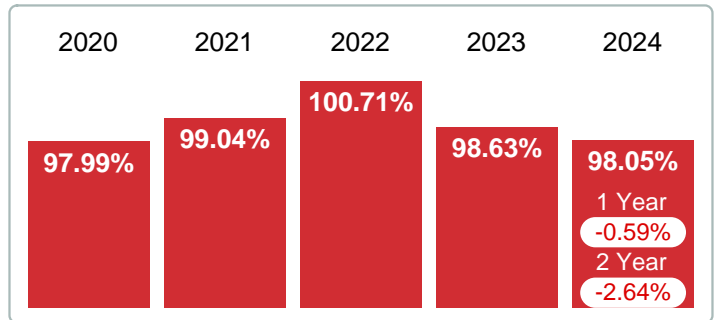
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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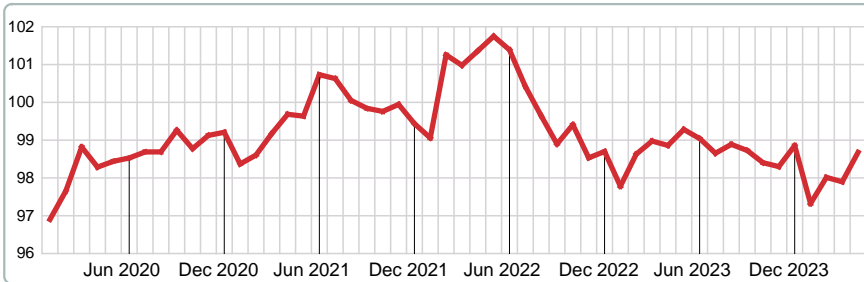
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 99.37%

High May 2022 101.75% Low Jan 2020 96.90%

Average Sold/List Ratio this month at **98.68%** equal to 5 yr APR average of **99.37%**



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
\$125,000 and less	106	9.06%	94.03%	94.55%	93.18%	99.27%	66.40%
\$125,001 - \$175,000	138	11.79%	100.66%	98.94%	101.53%	99.01%	100.00%
\$175,001 - \$225,000	182	15.56%	98.62%	97.74%	98.88%	96.95%	101.80%
\$225,001 - \$300,000	294	25.13%	99.06%	95.92%	99.26%	99.47%	97.72%
\$300,001 - \$375,000	157	13.42%	99.90%	131.67%	99.02%	98.04%	100.43%
\$375,001 - \$525,000	162	13.85%	98.62%	97.54%	98.42%	98.72%	99.18%
\$525,001 and up	131	11.20%	98.20%	93.27%	98.13%	98.41%	97.98%
Average Sold/List Ratio		98.70%		98.02%	98.91%	98.58%	98.31%
Total Closed Units		1,170	100%	140	631	344	55
Total Closed Volume		362,255,090		25.60M	162.07M	146.32M	28.27M

April 2024



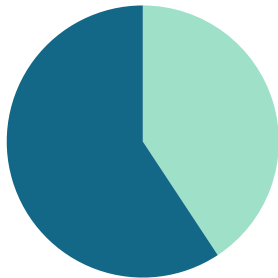
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on May 13, 2024 for MLS Technology Inc.

INVENTORY

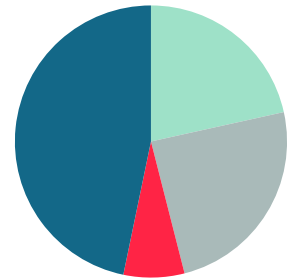


Inventory
 New Listings
 1,723 = 40.71%
 Start Inventory
 2,509
 Total Inventory Units
 4,232
 Volume
 \$1,776,291,163

Market Activity

Closed Sales
 1,170 = 21.53%
 Pending Sales
 1,331 = 24.49%
 Other Off Market
 393 = 7.23%
 Active Inventory
 2,540 = 46.74%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	1,033	1,170	13.26%	3,704	3,787	2.24%
Pending Sales	1,235	1,331	7.77%	4,455	4,583	2.87%
New Listings	1,484	1,723	16.11%	5,426	5,788	6.67%
Average List Price	310,677	314,823	1.33%	298,300	308,766	3.51%
Average Sale Price	302,951	309,620	2.20%	292,796	302,299	3.25%
Average Percent of Selling Price to List Price	98.86%	98.68%	-0.18%	98.63%	98.05%	-0.59%
Average Days on Market to Sale	32.51	37.55	15.51%	34.79	41.94	20.55%
Monthly Inventory	2,280	2,540	11.40%	2,280	2,540	11.40%
Months Supply of Inventory	1.97	2.45	24.86%	1.97	2.45	24.86%

Absorption: Last 12 months, an Average of 1,035 Sales/Month

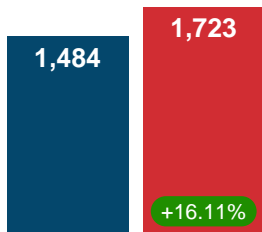
Inventory on April 30, 2024 = 2,540

2023 2024

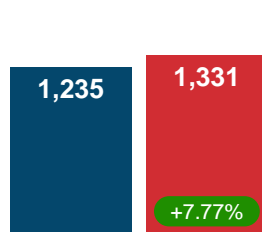
APRIL MARKET

AVERAGE PRICES

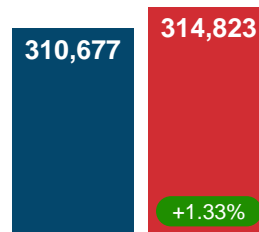
New Listings



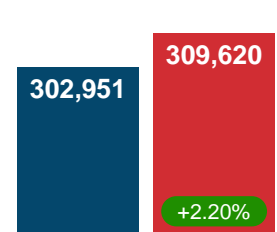
Pending Listings



List Price



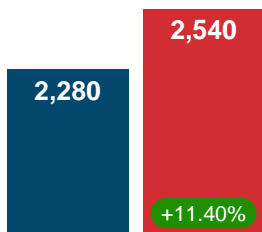
Sale Price



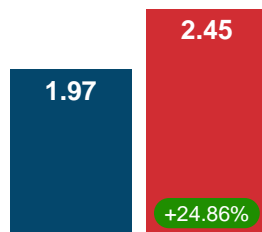
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

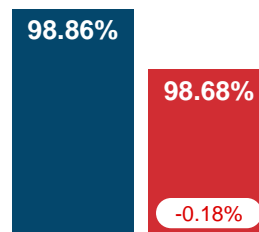
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

