

April 2024



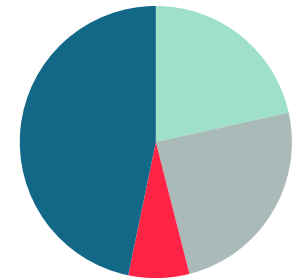
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



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%
Median List Price	250,000	263,250	5.30%
Median Sale Price	250,000	259,000	3.60%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	9.00	13.00	44.44%
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.

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 **3.60%** in April 2024 to \$259,000 versus the previous year at \$250,000.

Median Days on Market Lengthens

The median number of **13.00** days that homes spent on the market before selling increased by 4.00 days or **44.44%** in April 2024 compared to last year's same month at **9.00** DOM.

Sales Success for April 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 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.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

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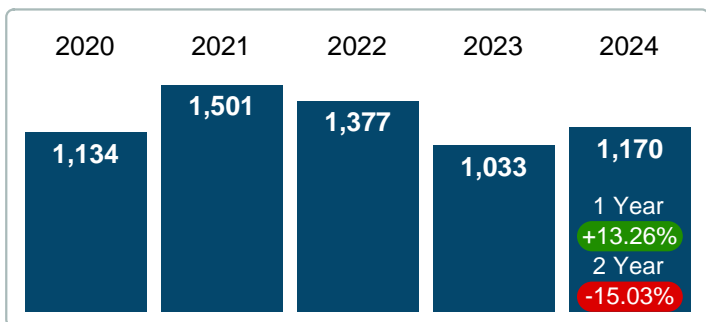
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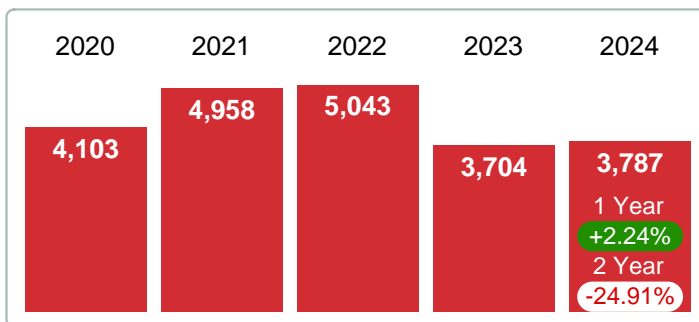
CLOSED LISTINGS

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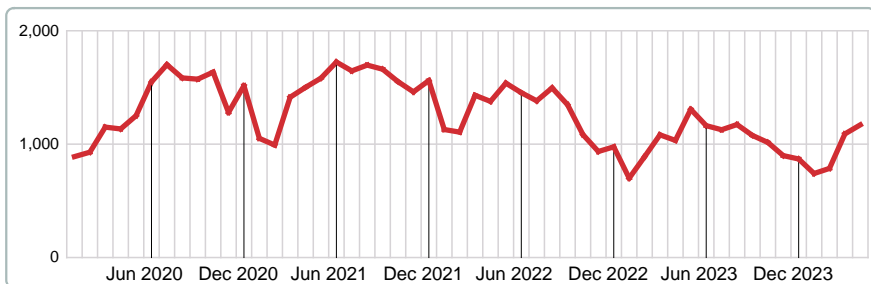
APRIL



YEAR TO DATE (YTD)

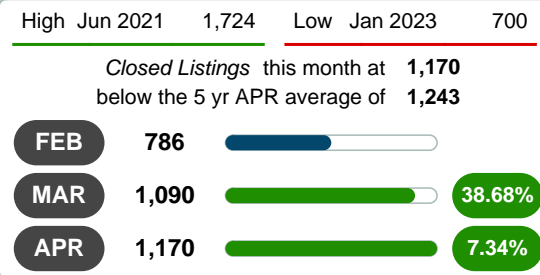


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1,243



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	106	9.06%	8.0	50	47	8	1
\$125,001 - \$175,000	138	11.79%	9.0	35	91	11	1
\$175,001 - \$225,000	182	15.56%	10.5	20	142	17	3
\$225,001 - \$300,000	294	25.13%	10.0	20	203	66	5
\$300,001 - \$375,000	157	13.42%	19.0	6	72	71	8
\$375,001 - \$525,000	162	13.85%	26.0	7	51	89	15
\$525,001 and up	131	11.20%	24.0	2	25	82	22
Total Closed Units	1,170			140	631	344	55
Total Closed Volume	362,255,090	100%	13.0	25.60M	162.07M	146.32M	28.27M
Median Closed Price	\$259,000			\$149,950	\$235,000	\$367,750	\$442,000

April 2024



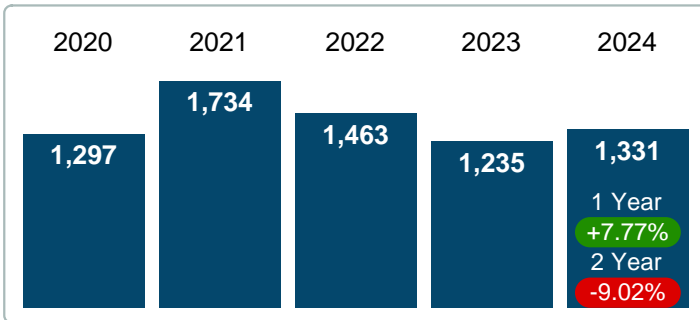
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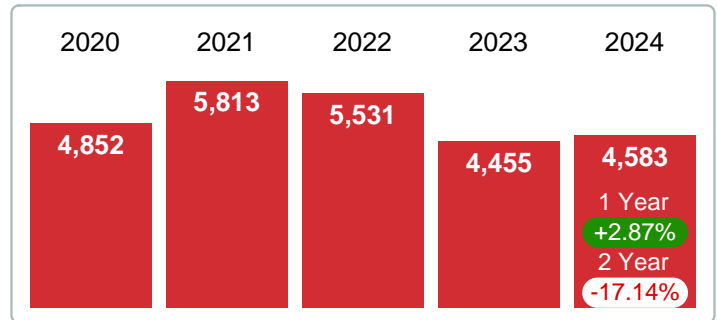
PENDING LISTINGS

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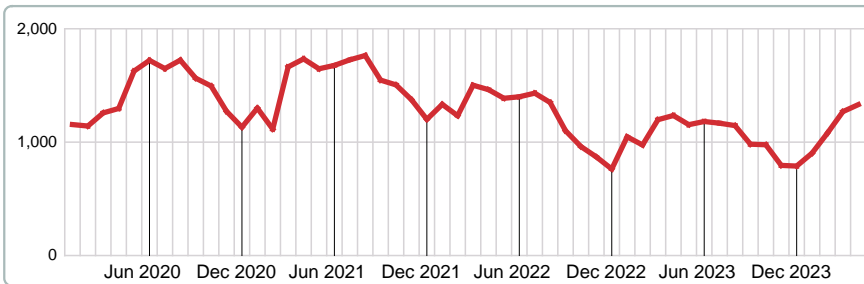
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

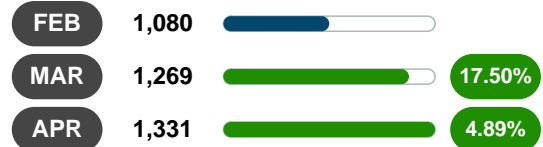


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	110	8.26%	11.5	60	44	5	1
\$125,001 - \$175,000	149	11.19%	10.0	36	100	8	5
\$175,001 - \$225,000	193	14.50%	14.0	18	157	17	1
\$225,001 - \$325,000	367	27.57%	18.0	24	233	104	6
\$325,001 - \$425,000	209	15.70%	26.0	7	94	94	14
\$425,001 - \$600,000	171	12.85%	24.0	3	44	98	26
\$600,001 and up	132	9.92%	21.0	2	30	67	33
Total Pending Units	1,331			150	702	393	86
Total Pending Volume	467,149,523	100%	16.0	27.20M	197.85M	180.12M	61.98M
Median Listing Price	\$279,950			\$139,950	\$240,000	\$390,000	\$553,450

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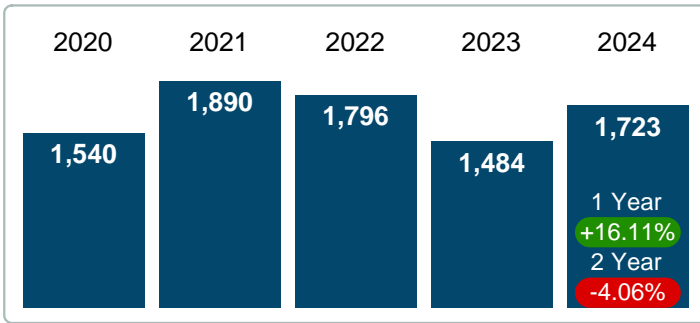
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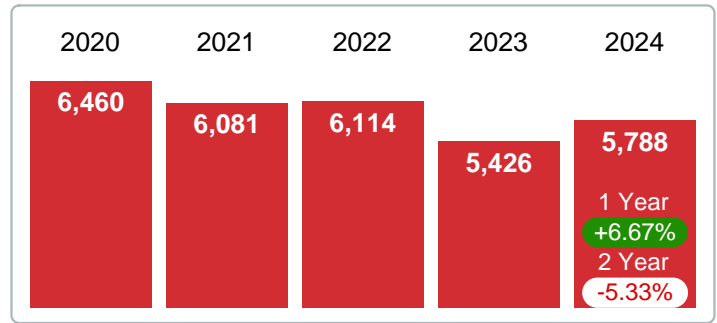
NEW LISTINGS

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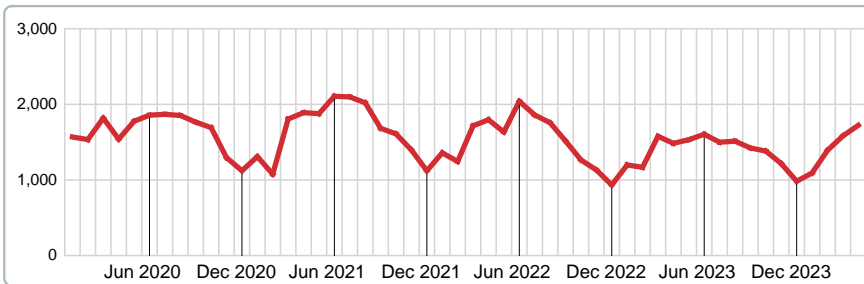
APRIL



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
Median New Listed Listing Price	\$300,000		\$147,000	\$259,700	\$395,000	\$630,000

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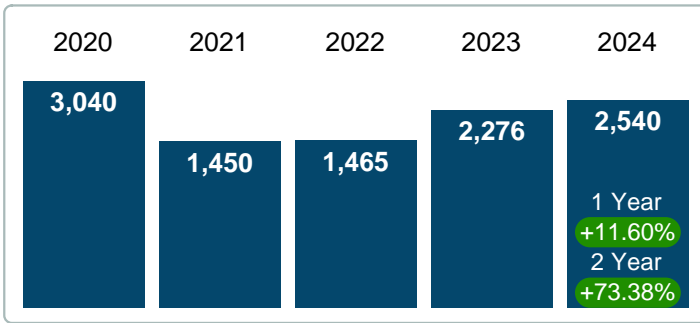
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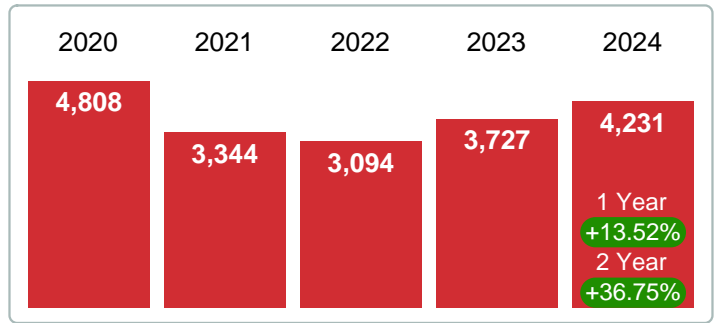
ACTIVE INVENTORY

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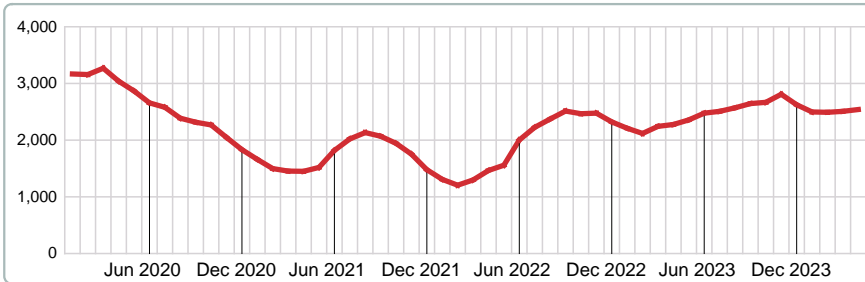
END OF APRIL



ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

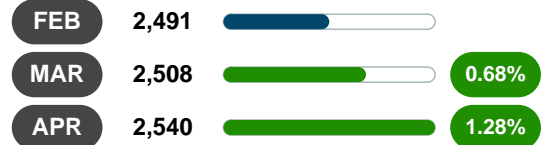


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	190	7.48%	49.0	108	67	11	4
\$125,001 - \$225,000	375	14.76%	29.0	84	245	38	8
\$225,001 - \$275,000	265	10.43%	31.0	21	178	63	3
\$275,001 - \$400,000	738	29.06%	35.5	28	363	316	31
\$400,001 - \$525,000	405	15.94%	46.0	26	154	182	43
\$525,001 - \$725,000	304	11.97%	55.0	11	71	176	46
\$725,001 and up	263	10.35%	54.0	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	100%	66.25M	381.35M	492.09M	207.17M
Median Active Inventory Listing Price		\$343,900		\$149,950	\$297,500	\$425,000	\$595,000

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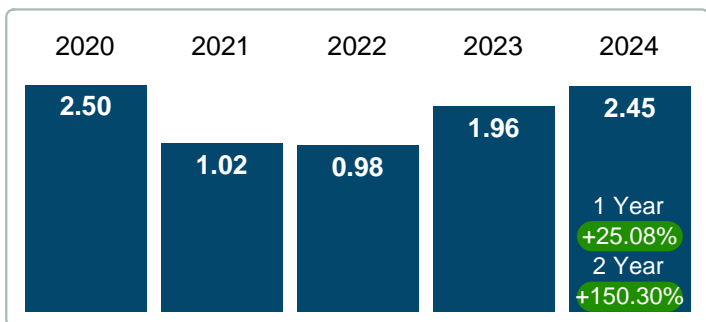
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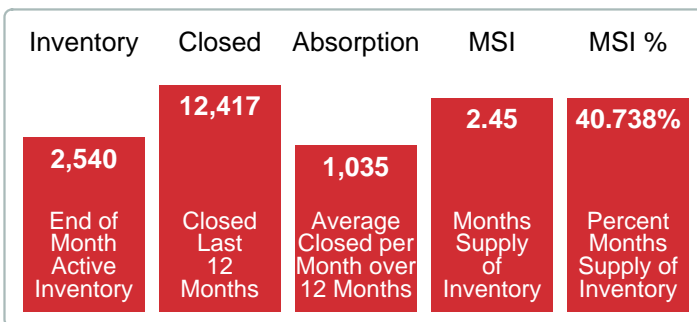
MONTHS SUPPLY of INVENTORY (MSI)

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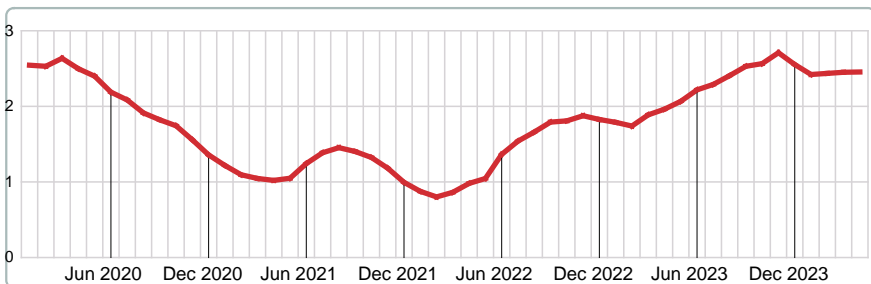
MSI FOR APRIL



INDICATORS FOR APRIL 2024

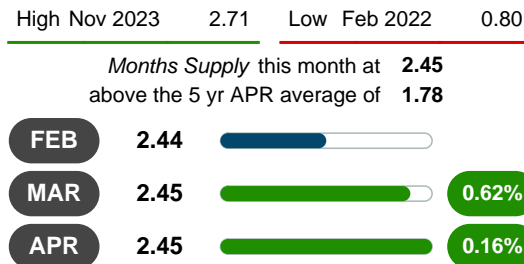


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1.78



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

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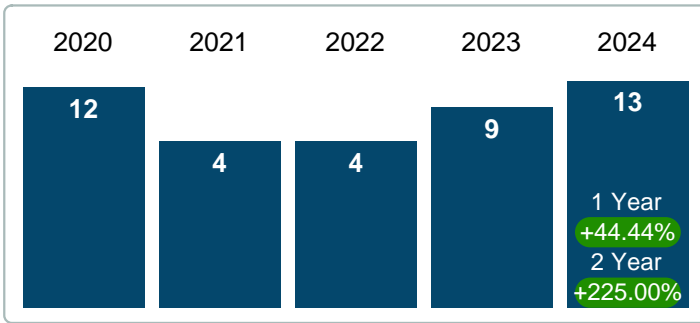
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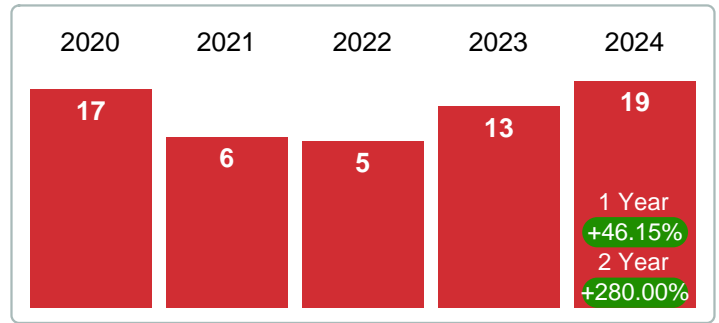
MEDIAN DAYS ON MARKET TO SALE

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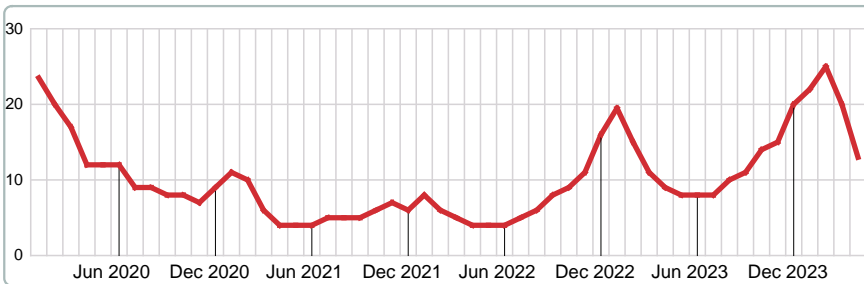
APRIL



YEAR TO DATE (YTD)

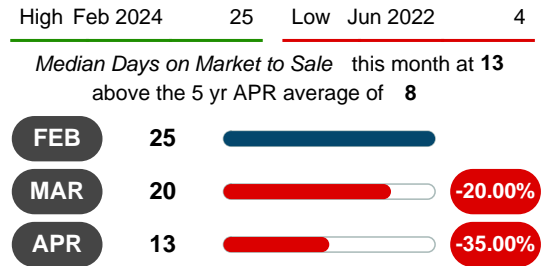


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 8



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		
\$125,000 and less	106	9.06%	8	6	8	13	12	
\$125,001 - \$175,000	138	11.79%	9	7	9	19	226	
\$175,001 - \$225,000	182	15.56%	11	17	9	15	51	
\$225,001 - \$300,000	294	25.13%	10	14	9	13	22	
\$300,001 - \$375,000	157	13.42%	19	14	18	22	9	
\$375,001 - \$525,000	162	13.85%	26	33	22	27	60	
\$525,001 and up	131	11.20%	24	66	5	29	29	
Median Closed DOM		13		8	10	21	24	
Total Closed Units		1,170	100%	13.0	140	631	344	55
Total Closed Volume		362,255,090			25.60M	162.07M	146.32M	28.27M

April 2024



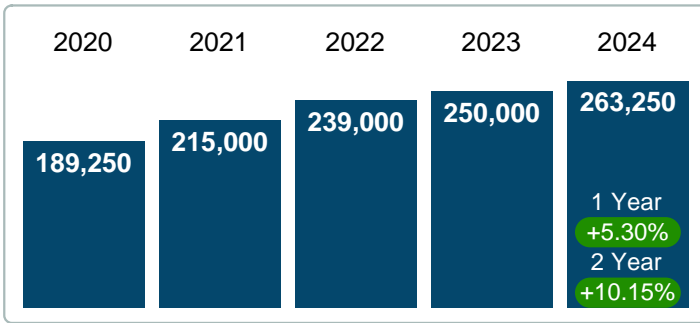
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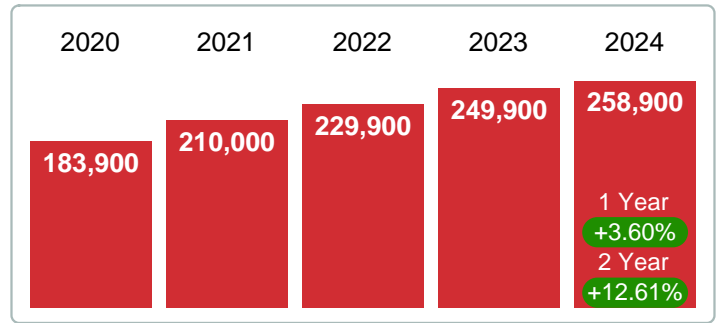
MEDIAN LIST PRICE AT CLOSING

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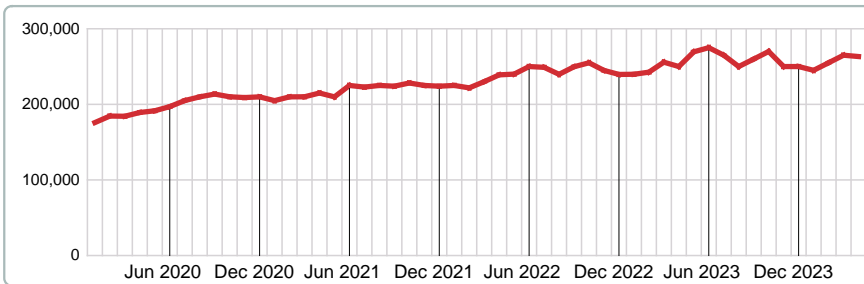
APRIL



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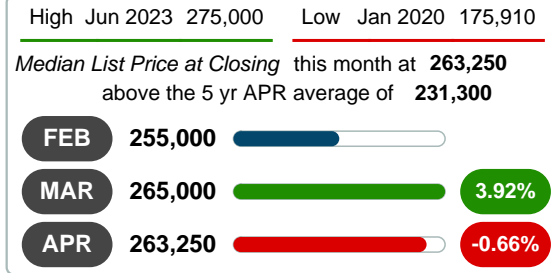


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 231,300



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
\$125,000 and less	9.15%	89,900	89,750	89,900	86,750	0
\$125,001 - \$175,000	11.11%	153,250	148,000	155,000	155,000	151,950
\$175,001 - \$225,000	15.38%	205,000	196,450	205,750	205,000	185,000
\$225,001 - \$300,000	25.81%	259,000	264,000	253,500	269,900	263,500
\$300,001 - \$375,000	12.82%	336,416	335,000	330,000	339,450	364,914
\$375,001 - \$525,000	14.27%	434,500	447,000	435,000	430,000	429,900
\$525,001 and up	11.45%	629,000	1,145,000	584,950	632,450	722,000
Median List Price		263,250	148,500	235,000	379,695	449,000
Total Closed Units	100%	1,170	140	631	344	55
Total Closed Volume		368,342,600	26.32M	164.24M	148.98M	28.80M

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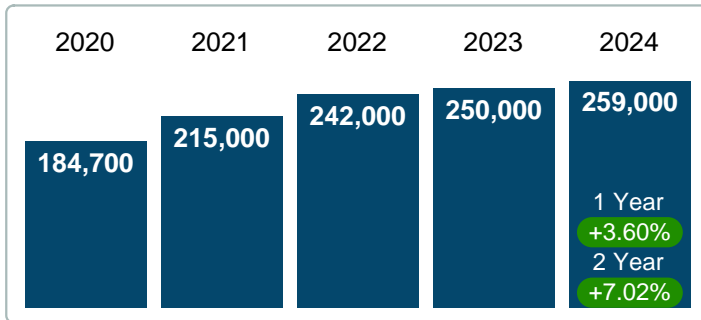
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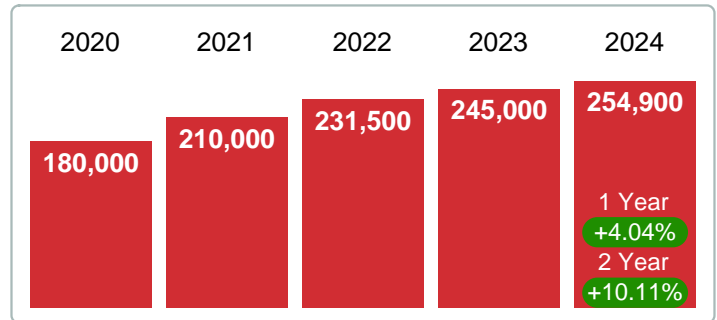
MEDIAN SOLD PRICE AT CLOSING

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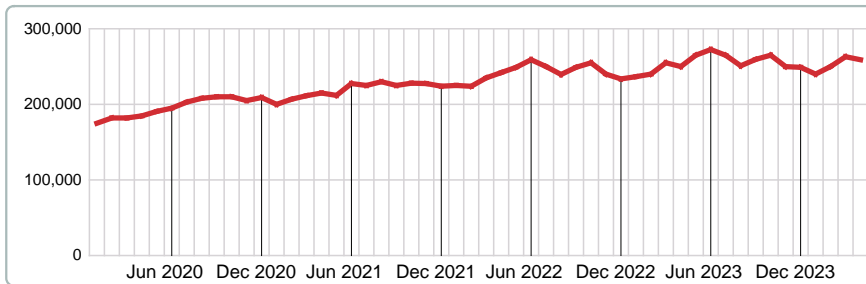
APRIL



YEAR TO DATE (YTD)

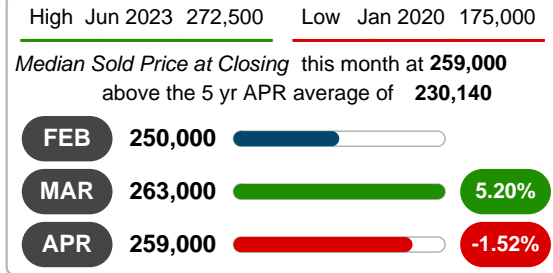


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 230,140



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
\$125,000 and less	106	9.06%	85,000	85,000	87,000	85,500 95,545
\$125,001 - \$175,000	138	11.79%	155,000	145,000	160,000	159,000 160,000
\$175,001 - \$225,000	182	15.56%	205,000	194,000	205,000	205,000 195,000
\$225,001 - \$300,000	294	25.13%	256,000	255,000	250,000	270,000 255,000
\$300,001 - \$375,000	157	13.42%	335,000	325,000	329,020	337,905 365,000
\$375,001 - \$525,000	162	13.85%	432,450	445,500	431,075	430,000 433,950
\$525,001 and up	131	11.20%	629,000	1,072,115	580,000	632,500 696,425
Median Sold Price		259,000		149,950	235,000	367,750 442,000
Total Closed Units		1,170	100%	259,000	140	631 344 55
Total Closed Volume		362,255,090			25.60M	162.07M 146.32M 28.27M

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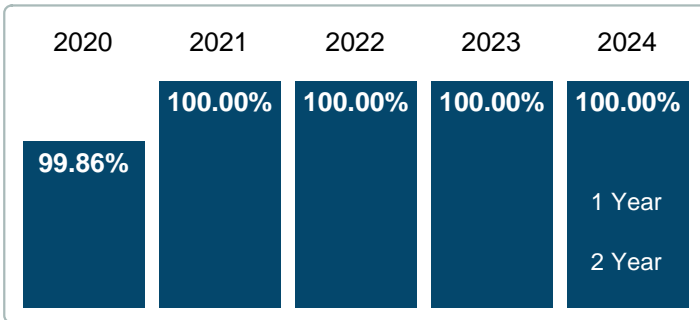
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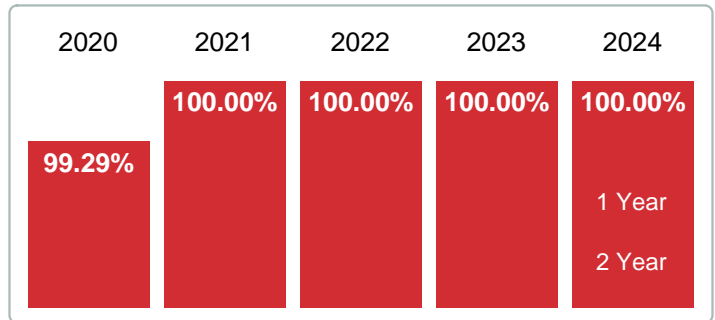
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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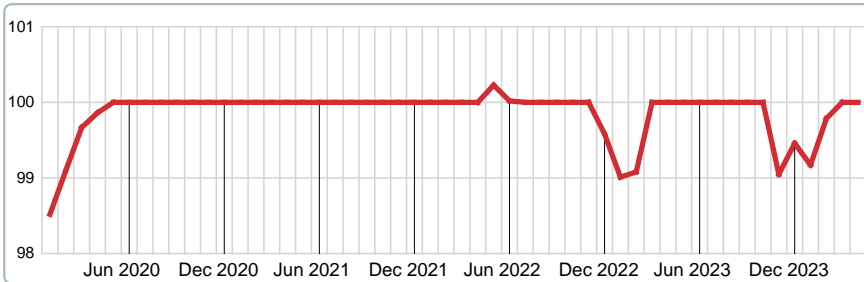
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

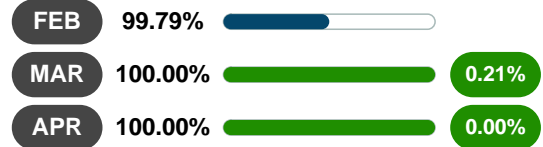


3 MONTHS

5 year APR AVG = 99.97%

High May 2022 100.23% Low Jan 2020 98.52%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr APR average of **99.97%**



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
\$125,000 and less	106	9.06%	94.42%	96.60%	92.73%	98.40%	66.40%
\$125,001 - \$175,000	138	11.79%	100.00%	100.00%	100.00%	99.21%	100.00%
\$175,001 - \$225,000	182	15.56%	100.00%	100.00%	100.00%	98.00%	100.00%
\$225,001 - \$300,000	294	25.13%	100.00%	96.16%	100.00%	100.00%	96.77%
\$300,001 - \$375,000	157	13.42%	99.72%	96.32%	99.81%	99.71%	100.68%
\$375,001 - \$525,000	162	13.85%	99.39%	97.12%	99.38%	99.91%	99.24%
\$525,001 and up	131	11.20%	99.50%	93.27%	99.27%	99.92%	99.58%
Median Sold/List Ratio		100.00%		97.87%	100.00%	100.00%	100.00%
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



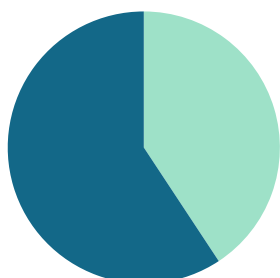
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

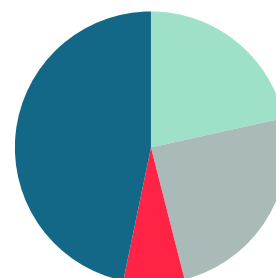


Inventory
 New Listings
 1,723 = 40.71%
 Start Inventory
 2,509
 Total Inventory Units
 4,232
 Volume
 \$1,776,291,163

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%
Median List Price	250,000	263,250	5.30%	249,900	258,900	3.60%
Median Sale Price	250,000	259,000	3.60%	245,000	254,900	4.04%
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	9.00	13.00	44.44%	13.00	19.00	46.15%
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

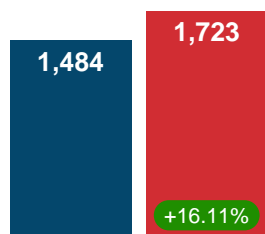
Inventory on April 30, 2024 = **2,540**

2023 **2024**

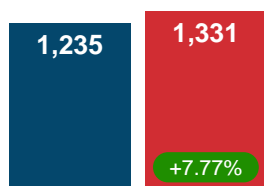
APRIL MARKET

MEDIAN PRICES

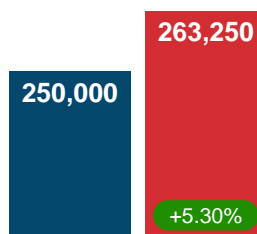
New Listings



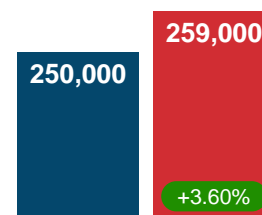
Pending Listings



List Price



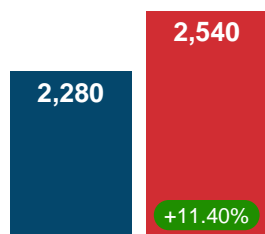
Sale Price



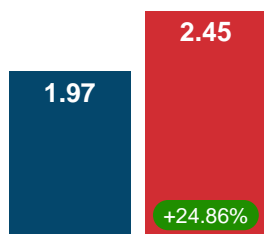
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

