

May 2024



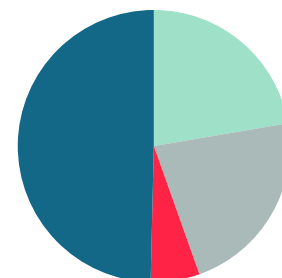
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	May 2024	+/-%
Closed Listings	1,307	1,283	-1.84%
Pending Listings	1,154	1,278	10.75%
New Listings	1,532	1,791	16.91%
Average List Price	312,693	330,853	5.81%
Average Sale Price	309,517	324,874	4.96%
Average Percent of Selling Price to List Price	99.28%	98.45%	-0.83%
Average Days on Market to Sale	29.37	33.71	14.75%
End of Month Inventory	2,361	2,852	20.80%
Months Supply of Inventory	2.07	2.76	33.38%



- Closed (22.32%)
- Pending (22.24%)
- Other OffMarket (5.81%)
- Active (49.63%)

Absorption: Last 12 months, an Average of **1,033** Sales/Month
Active Inventory as of May 31, 2024 = **2,852**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2024 rose **20.80%** to 2,852 existing homes available for sale. Over the last 12 months this area has had an average of 1,033 closed sales per month. This represents an unsold inventory index of **2.76** 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 **4.96%** in May 2024 to \$324,874 versus the previous year at \$309,517.

Average Days on Market Lengthens

The average number of **33.71** days that homes spent on the market before selling increased by 4.33 days or **14.75%** in May 2024 compared to last year's same month at **29.37** DOM.

Sales Success for May 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 1,791 New Listings in May 2024, up **16.91%** from last year at 1,532. Furthermore, there were 1,283 Closed Listings this month versus last year at 1,307, a **-1.84%** decrease.

Closed versus Listed trends yielded a **71.6%** ratio, down from previous year's, May 2023, at **85.3%**, a **16.03%** 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

May 2024



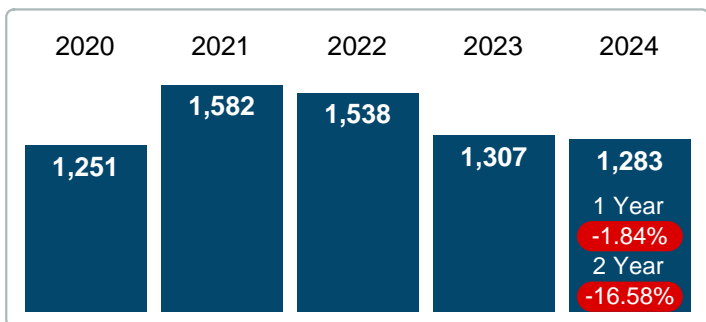
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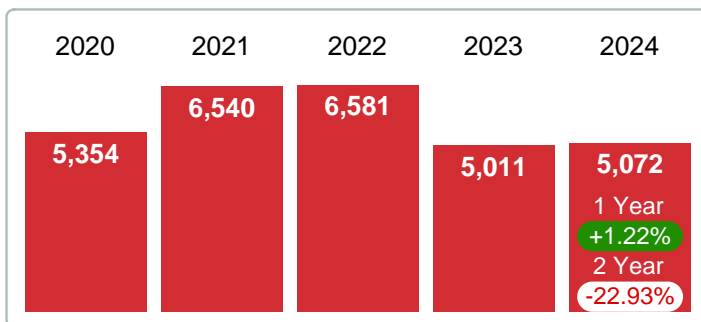
CLOSED LISTINGS

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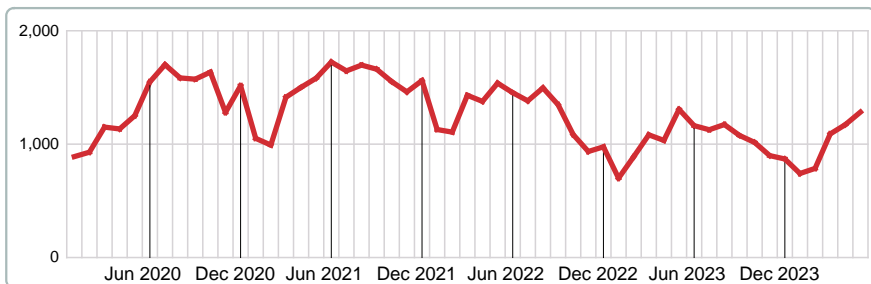
MAY



YEAR TO DATE (YTD)

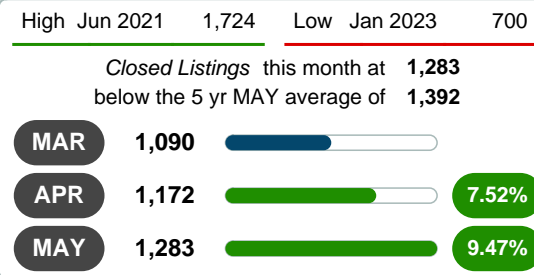


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,392



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	114	8.89%	33.8	68	40	4	2
\$125,001 - \$175,000	146	11.38%	23.8	33	101	11	1
\$175,001 - \$225,000	185	14.42%	24.2	18	148	18	1
\$225,001 - \$300,000	308	24.01%	22.5	21	207	77	3
\$300,001 - \$400,000	230	17.93%	38.4	7	107	107	9
\$400,001 - \$550,000	160	12.47%	48.1	4	51	83	22
\$550,001 and up	140	10.91%	57.2	2	27	79	32
Total Closed Units	1,283			153	681	379	70
Total Closed Volume	416,813,308	100%	33.7	25.62M	182.25M	167.19M	41.75M
Average Closed Price	\$324,874			\$167,421	\$267,626	\$441,145	\$596,433

May 2024



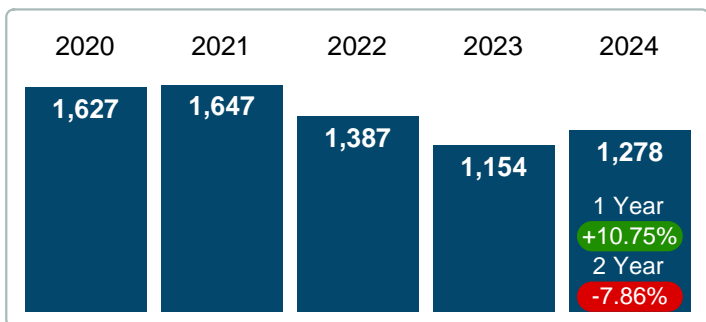
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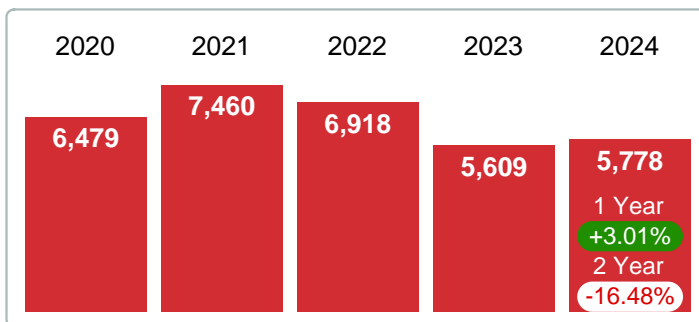
PENDING LISTINGS

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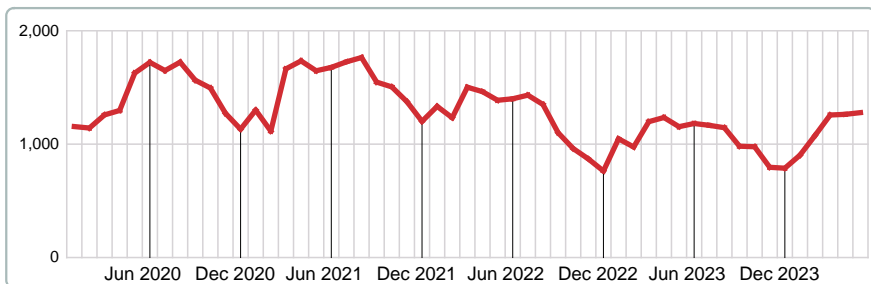
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,419

High Aug 2021 1,764 Low Dec 2022 763

Pending Listings this month at 1,278 below the 5 yr MAY average of 1,419



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	109	8.53%	29.5	68	32	8	1
\$125,001 - \$175,000	122	9.55%	34.7	37	76	9	0
\$175,001 - \$225,000	193	15.10%	23.8	22	147	21	3
\$225,001 - \$300,000	333	26.06%	30.9	17	225	85	6
\$300,001 - \$375,000	186	14.55%	40.5	5	98	78	5
\$375,001 - \$525,000	194	15.18%	50.6	13	70	85	26
\$525,001 and up	141	11.03%	57.1	3	29	86	23
Total Pending Units	1,278			165	677	372	64
Total Pending Volume	415,486,038	100%	35.4	29.30M	187.51M	159.67M	39.00M
Average Listing Price	\$310,806			\$177,581	\$276,978	\$429,219	\$609,405

May 2024



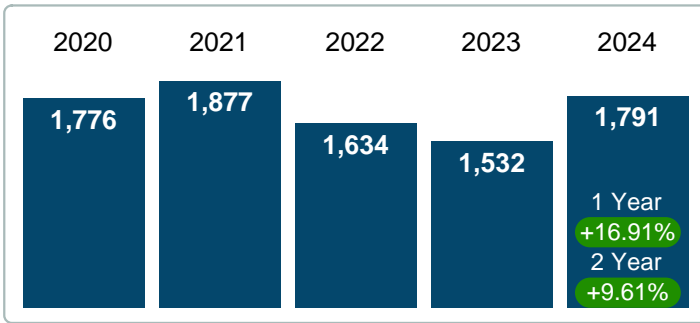
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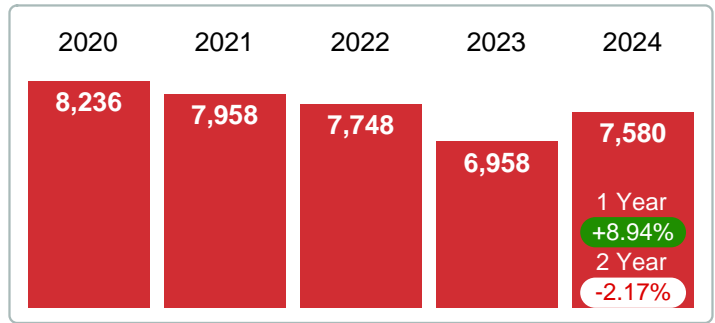
NEW LISTINGS

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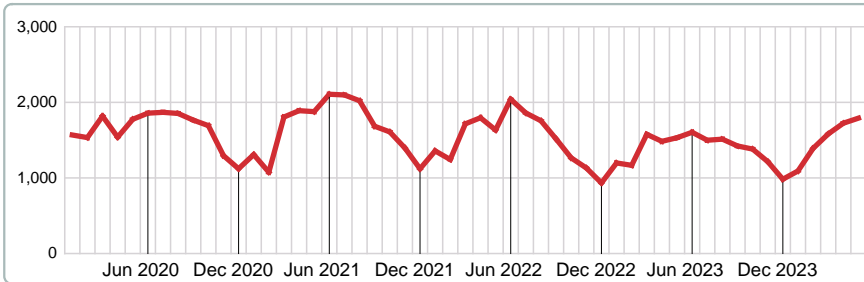
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

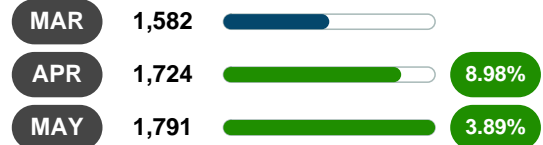


3 MONTHS

5 year MAY AVG = 1,722

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at 1,791 above the 5 yr MAY average of 1,722



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	163	9.10%	83	68	11	1
\$125,001 - \$175,000	140	7.82%	42	81	16	1
\$175,001 - \$225,000	240	13.40%	23	189	28	0
\$225,001 - \$325,000	503	28.08%	28	326	135	14
\$325,001 - \$425,000	300	16.75%	3	139	132	26
\$425,001 - \$600,000	265	14.80%	17	75	149	24
\$600,001 and up	180	10.05%	7	28	87	58
Total New Listed Units	1,791		203	906	558	124
Total New Listed Volume	640,665,641	100%	43.00M	257.81M	248.33M	91.53M
Average New Listed Listing Price	\$256,190		\$211,802	\$284,554	\$445,034	\$738,184

May 2024



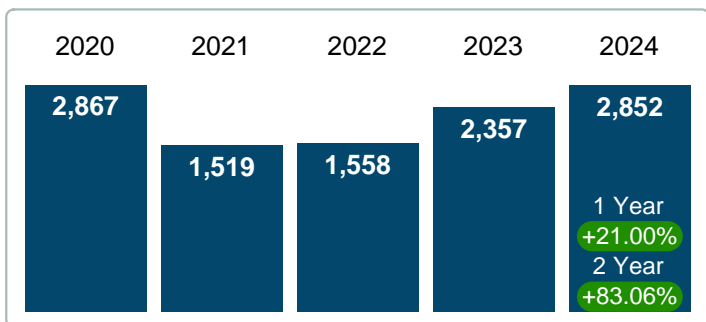
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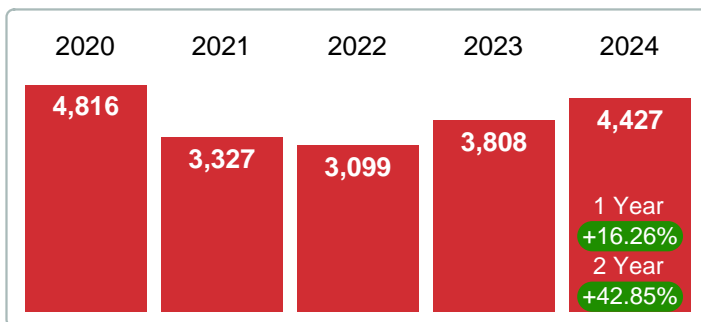
ACTIVE INVENTORY

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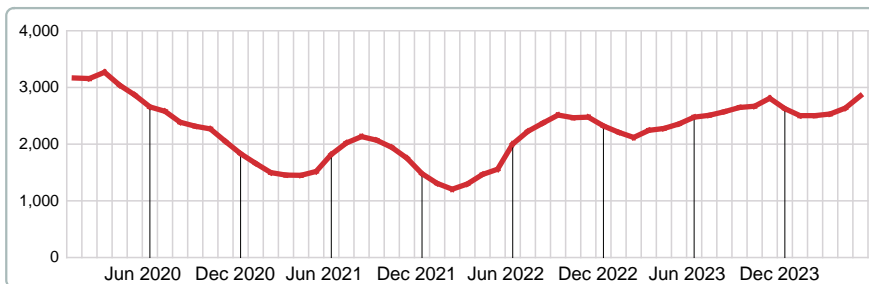
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5 YEAR MARKET ACTIVITY TRENDS

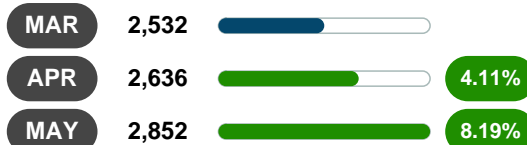


3 MONTHS

5 year MAY AVG = 2,231

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

Inventory this month at **2,852**
above the 5 yr MAY average of **2,231**



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	246	8.63%	82.3	123	103	15	5
\$125,001 - \$200,000	287	10.06%	43.7	69	181	32	5
\$200,001 - \$275,000	441	15.46%	46.3	35	304	92	10
\$275,001 - \$400,000	791	27.73%	56.0	27	376	345	43
\$400,001 - \$525,000	445	15.60%	66.2	19	177	211	38
\$525,001 - \$725,000	348	12.20%	78.6	18	70	205	55
\$725,001 and up	294	10.31%	72.2	12	41	137	104
Total Active Inventory by Units	2,852			303	1,252	1,037	260
Total Active Inventory by Volume	1,255,159,396	100%	61.5	72.93M	408.38M	546.35M	227.50M
Average Active Inventory Listing Price	\$440,098			\$240,680	\$326,183	\$526,853	\$875,019

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

May 2024



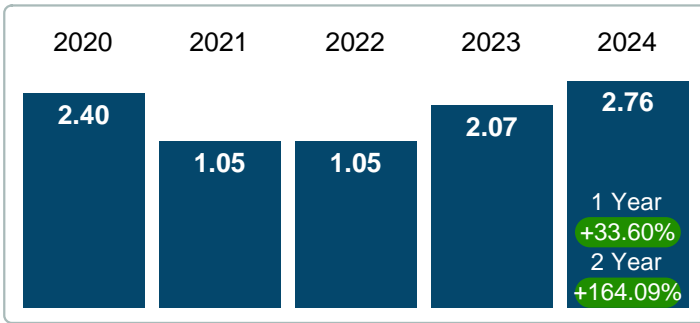
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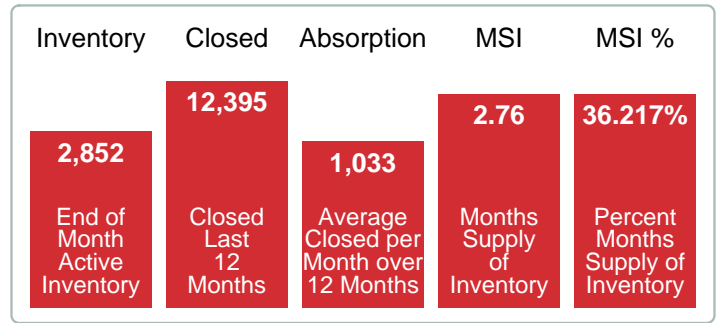
MONTHS SUPPLY of INVENTORY (MSI)

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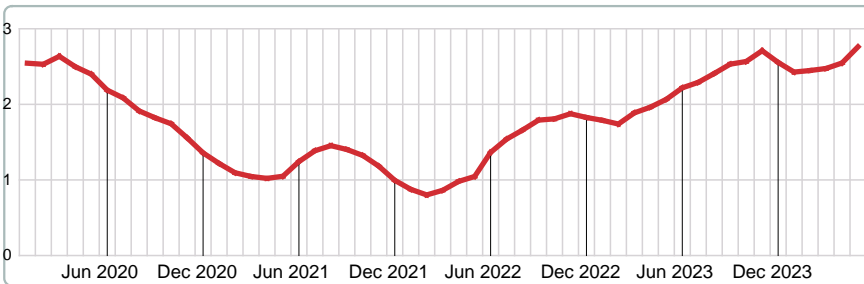
MSI FOR MAY



INDICATORS FOR MAY 2024

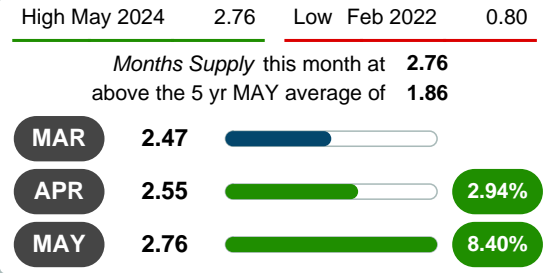


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1.86



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	246	8.63%	2.16	2.13	2.07	2.77	4.62
\$125,001 - \$200,000	287	10.06%	1.41	1.89	1.24	1.62	3.33
\$200,001 - \$275,000	441	15.46%	1.76	2.36	1.62	2.07	2.86
\$275,001 - \$400,000	791	27.73%	3.08	2.87	3.10	3.00	3.79
\$400,001 - \$525,000	445	15.60%	4.38	7.35	5.56	3.77	3.43
\$525,001 - \$725,000	348	12.20%	5.07	19.64	4.69	5.18	4.18
\$725,001 and up	294	10.31%	7.75	20.57	7.57	6.66	9.18
Market Supply of Inventory (MSI)			2.76	2.47	2.25	3.45	4.91
Total Active Inventory by Units		100%	2,852	303	1,252	1,037	260

May 2024



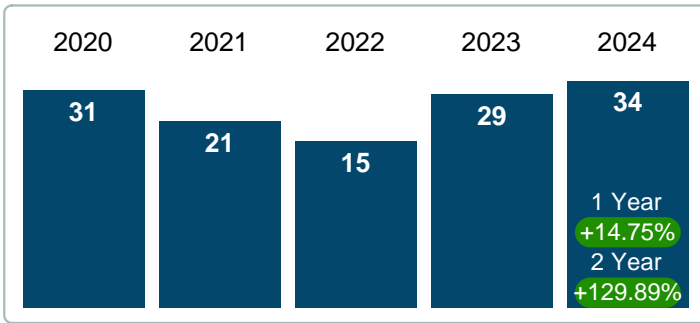
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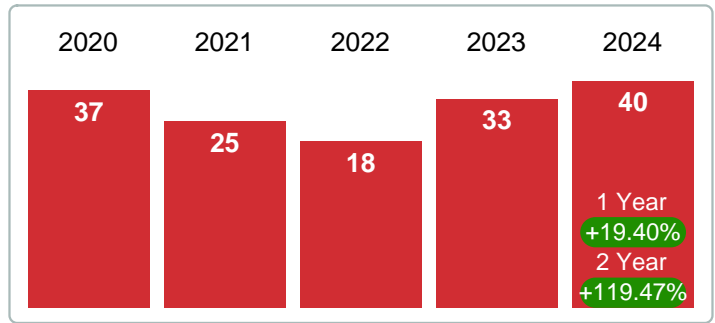
AVERAGE DAYS ON MARKET TO SALE

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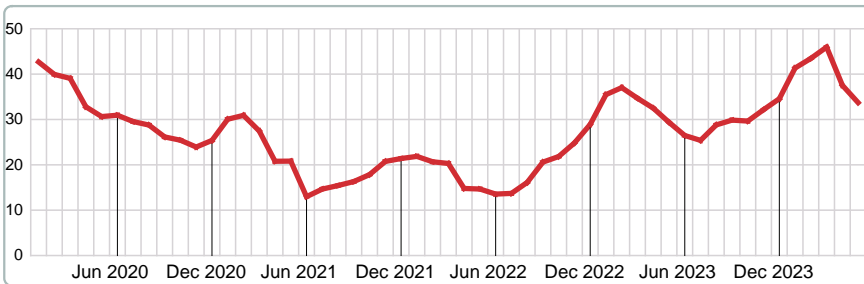
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

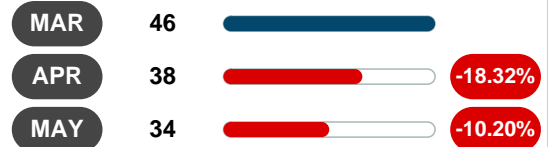


3 MONTHS

5 year MAY AVG = 26

High Mar 2024 46 Low Jun 2021 13

Average Days on Market to Sale this month at 34 above the 5 yr MAY average of 26



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	8.89%	34	31	37	38	51
\$125,001 - \$175,000	11.38%	24	20	23	39	15
\$175,001 - \$225,000	14.42%	24	16	23	46	11
\$225,001 - \$300,000	24.01%	23	20	19	31	63
\$300,001 - \$400,000	17.93%	38	47	43	32	51
\$400,001 - \$550,000	12.47%	48	56	45	51	43
\$550,001 and up	10.91%	57	20	43	59	68
Average Closed DOM		34	27	28	42	56
Total Closed Units	100%	34	153	681	379	70
Total Closed Volume		416,813,308	25.62M	182.25M	167.19M	41.75M

May 2024



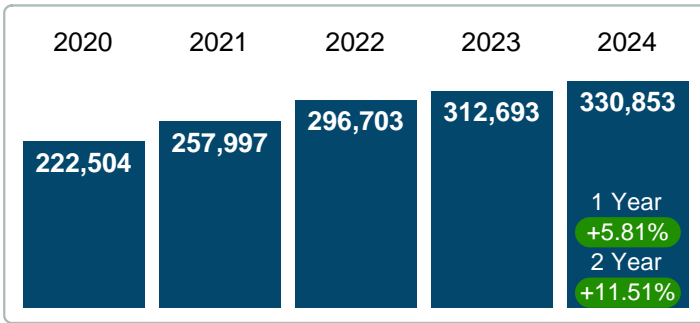
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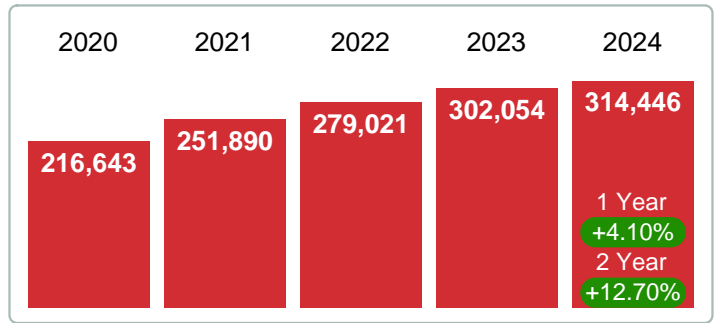
AVERAGE LIST PRICE AT CLOSING

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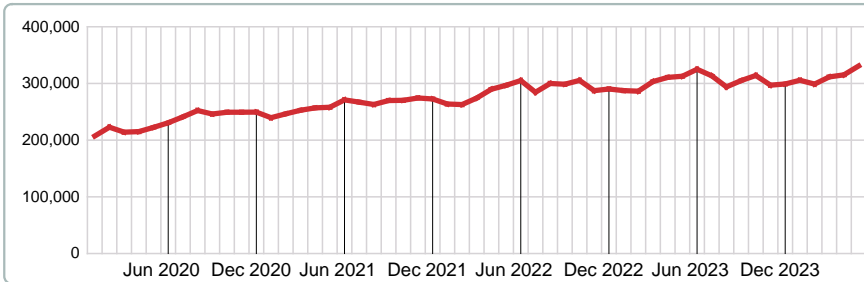
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

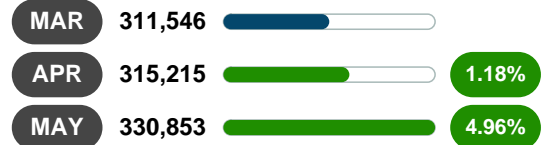


3 MONTHS

5 year MAY AVG = 284,150

High May 2024 330,853 Low Jan 2020 207,292

Average List Price at Closing this month at **330,853** above the 5 yr MAY average of **284,150**



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	8.34%	86,424	88,562	95,577	111,750	49,950
\$125,001 - \$175,000	11.22%	154,433	155,018	155,972	175,145	185,000
\$175,001 - \$225,000	14.11%	203,362	197,119	207,728	209,161	215,000
\$225,001 - \$300,000	24.94%	262,387	270,114	259,559	269,545	291,300
\$300,001 - \$400,000	17.85%	350,165	356,057	348,902	352,029	375,733
\$400,001 - \$550,000	12.24%	470,997	464,500	471,822	477,227	476,245
\$550,001 and up	11.30%	814,428	849,950	731,781	826,628	880,212
Average List Price		330,853	172,605	271,956	447,161	619,994
Total Closed Units	100%	330,853	153	681	379	70
Total Closed Volume		424,484,577	26.41M	185.20M	169.47M	43.40M

May 2024



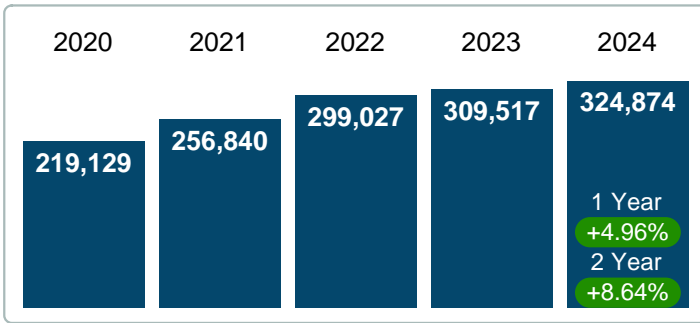
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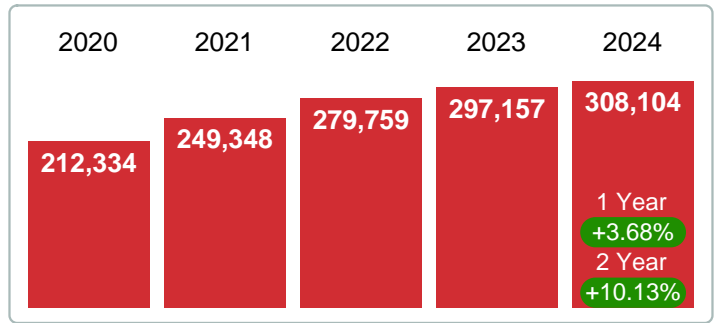
AVERAGE SOLD PRICE AT CLOSING

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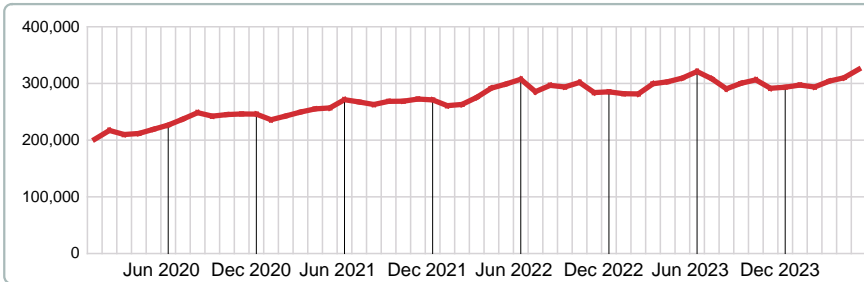
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

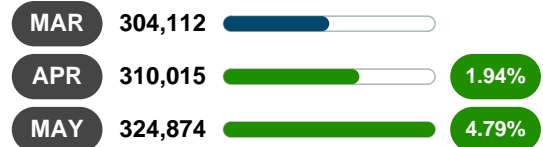


3 MONTHS

5 year MAY AVG = 281,877

High May 2024 324,874 Low Jan 2020 201,604

Average Sold Price at Closing this month at **324,874** above the 5 yr MAY average of **281,877**



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	8.89%	85,649	84,569	89,486	88,525	39,889
\$125,001 - \$175,000	11.38%	154,568	149,955	155,271	160,545	170,000
\$175,001 - \$225,000	14.42%	203,068	196,917	203,979	201,067	215,000
\$225,001 - \$300,000	24.01%	260,582	261,867	257,356	268,147	280,000
\$300,001 - \$400,000	17.93%	346,250	340,929	342,868	348,073	368,922
\$400,001 - \$550,000	12.47%	469,203	446,250	461,489	475,156	468,798
\$550,001 and up	10.91%	799,611	850,500	715,079	811,718	837,866
Average Sold Price		324,874	167,421	267,626	441,145	596,433
Total Closed Units	100%	324,874	153	681	379	70
Total Closed Volume		416,813,308	25.62M	182.25M	167.19M	41.75M

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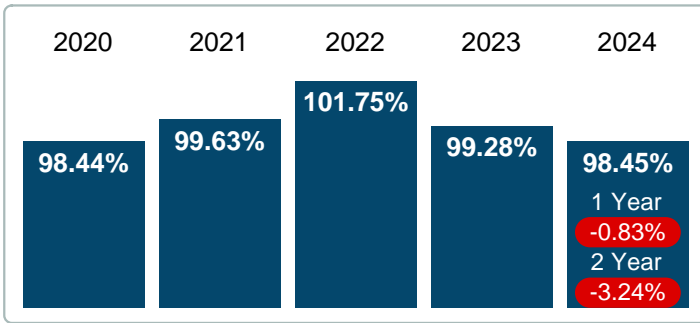
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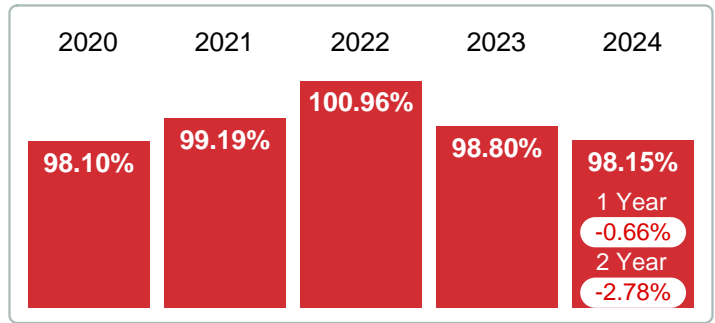
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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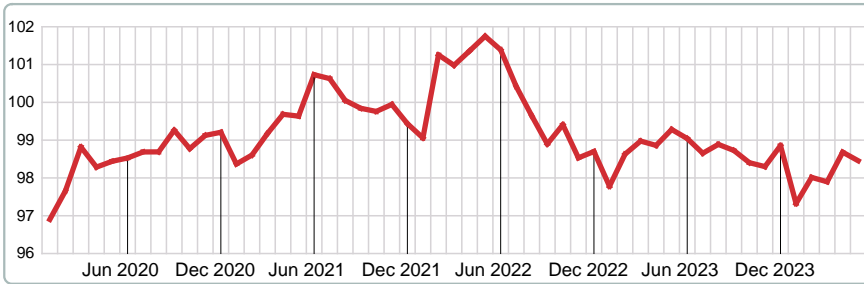
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

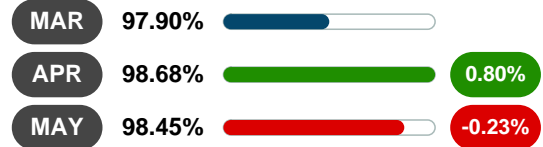


3 MONTHS

5 year MAY AVG = 99.51%

High May 2022 101.75% Low Jan 2020 96.90%

Average Sold/List Ratio this month at **98.45%** below the 5 yr MAY average of **99.51%**



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	114	8.89%	94.67%	95.48%	95.41%	83.01%	75.94%
\$125,001 - \$175,000	146	11.38%	98.90%	97.04%	100.15%	93.67%	91.89%
\$175,001 - \$225,000	185	14.42%	98.48%	100.43%	98.45%	96.69%	100.00%
\$225,001 - \$300,000	308	24.01%	99.20%	97.12%	99.35%	99.50%	96.10%
\$300,001 - \$400,000	230	17.93%	98.66%	95.89%	98.57%	98.97%	98.27%
\$400,001 - \$550,000	160	12.47%	99.01%	96.08%	98.38%	99.62%	98.73%
\$550,001 and up	140	10.91%	98.40%	100.08%	97.64%	99.38%	96.50%
Average Sold/List Ratio		98.50%		96.72%	98.78%	98.87%	96.81%
Total Closed Units	1,283	100%	98.50%	153	681	379	70
Total Closed Volume	416,813,308			25.62M	182.25M	167.19M	41.75M

May 2024



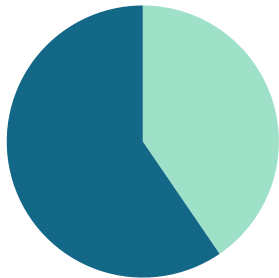
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

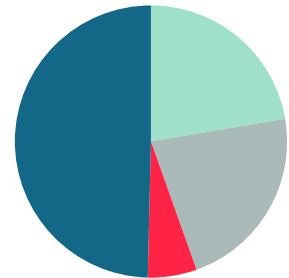


Inventory
 New Listings
1,791 = 40.46%
 Start Inventory
2,636
 Total Inventory Units
4,427
 Volume
\$1,804,392,155

Market Activity

Closed Sales
1,283 = 22.32%
 Pending Sales
1,278 = 22.24%
 Other Off Market
334 = 5.81%
 Active Inventory
2,852 = 49.63%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	1,307	1,283	-1.84%	5,011	5,072	1.22%
Pending Sales	1,154	1,278	10.75%	5,609	5,778	3.01%
New Listings	1,532	1,791	16.91%	6,958	7,580	8.94%
Average List Price	312,693	330,853	5.81%	302,054	314,446	4.10%
Average Sale Price	309,517	324,874	4.96%	297,157	308,104	3.68%
Average Percent of Selling Price to List Price	99.28%	98.45%	-0.83%	98.80%	98.15%	-0.66%
Average Days on Market to Sale	29.37	33.71	14.75%	33.38	39.85	19.40%
Monthly Inventory	2,361	2,852	20.80%	2,361	2,852	20.80%
Months Supply of Inventory	2.07	2.76	33.38%	2.07	2.76	33.38%

Absorption: Last 12 months, an Average of **1,033** Sales/Month

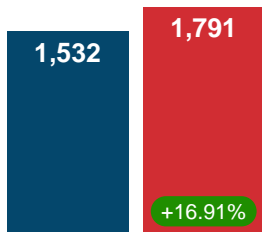
Inventory on May 31, 2024 = **2,852**

2023 **2024**

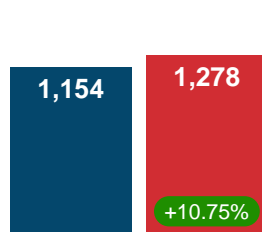
MAY MARKET

AVERAGE PRICES

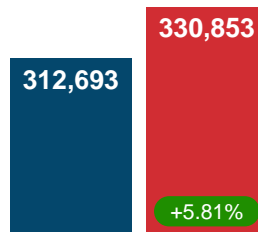
New Listings



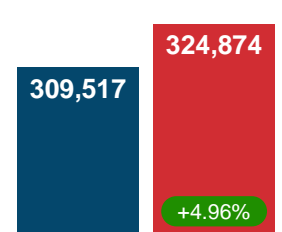
Pending Listings



List Price



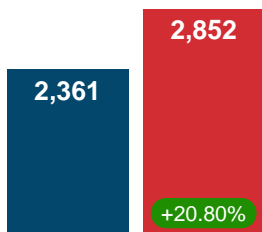
Sale Price



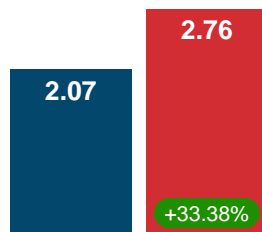
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

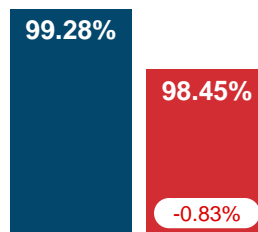
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

