

May 2024



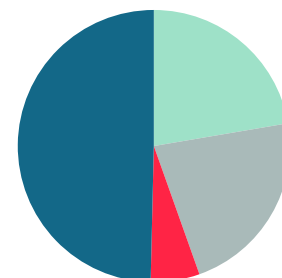
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



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%
Median List Price	269,500	274,900	2.00%
Median Sale Price	265,000	269,900	1.85%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	12.00	50.00%
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.

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 **1.85%** in May 2024 to \$269,900 versus the previous year at \$265,000.

Median Days on Market Lengthens

The median number of **12.00** days that homes spent on the market before selling increased by 4.00 days or **50.00%** in May 2024 compared to last year's same month at **8.00** DOM.

Sales Success for May 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 1,791 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.

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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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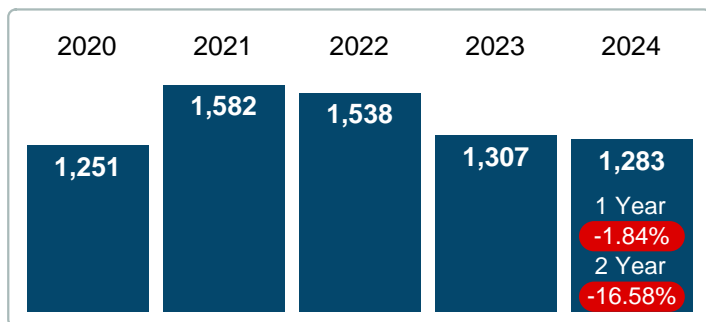
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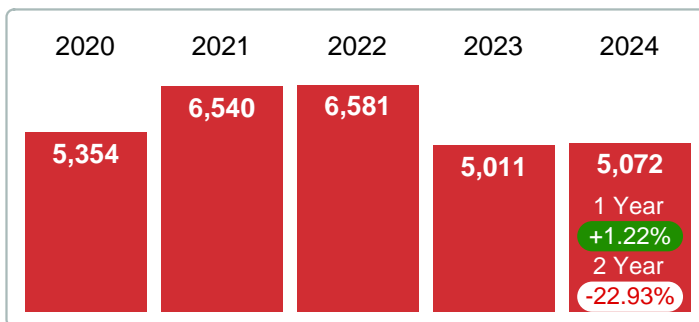
CLOSED LISTINGS

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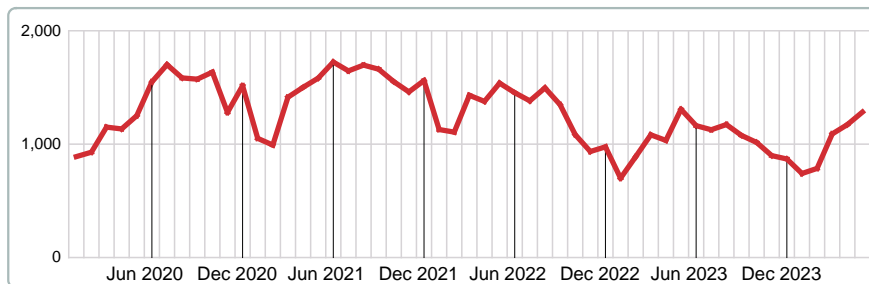
MAY



YEAR TO DATE (YTD)

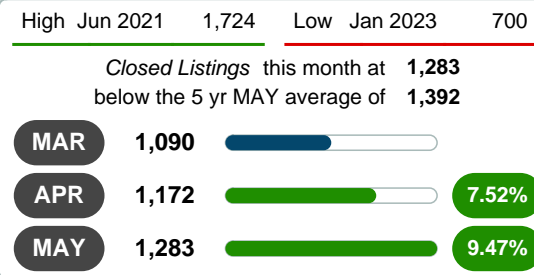


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,392



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	114	8.89%	14.5	68	40	4	2
\$125,001 - \$175,000	146	11.38%	8.5	33	101	11	1
\$175,001 - \$225,000	185	14.42%	7.0	18	148	18	1
\$225,001 - \$300,000	308	24.01%	11.0	21	207	77	3
\$300,001 - \$400,000	230	17.93%	15.5	7	107	107	9
\$400,001 - \$550,000	160	12.47%	23.0	4	51	83	22
\$550,001 and up	140	10.91%	26.0	2	27	79	32
Total Closed Units	1,283			153	681	379	70
Total Closed Volume	416,813,308	100%	12.0	25.62M	182.25M	167.19M	41.75M
Median Closed Price	\$269,900			\$139,000	\$238,900	\$370,000	\$532,500

May 2024



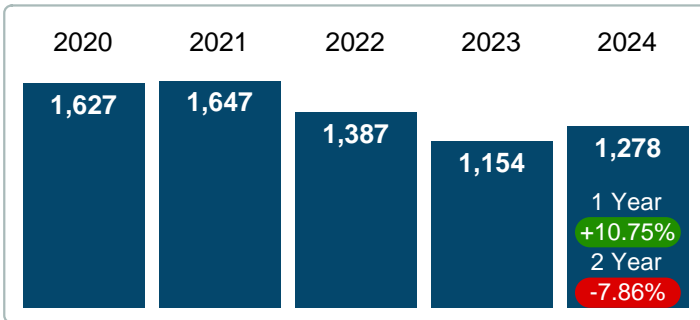
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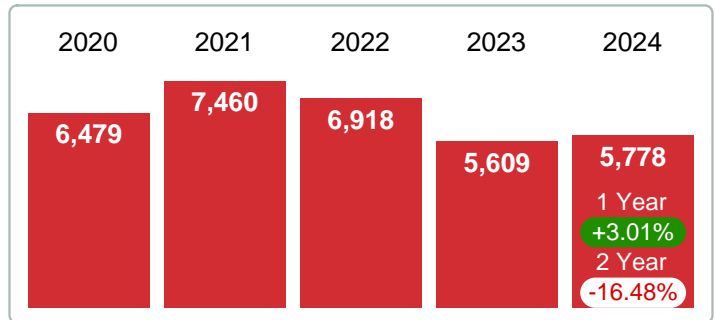
PENDING LISTINGS

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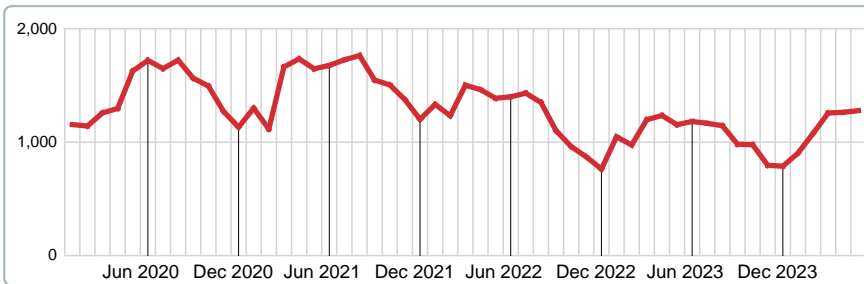
MAY



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	109	8.53%	11.0	68	32	8	1
\$125,001 - \$175,000	122	9.55%	14.0	37	76	9	0
\$175,001 - \$225,000	193	15.10%	10.0	22	147	21	3
\$225,001 - \$300,000	333	26.06%	18.0	17	225	85	6
\$300,001 - \$375,000	186	14.55%	25.0	5	98	78	5
\$375,001 - \$525,000	194	15.18%	31.0	13	70	85	26
\$525,001 and up	141	11.03%	30.0	3	29	86	23
Total Pending Units	1,278			165	677	372	64
Total Pending Volume	415,486,038	100%	19.0	29.30M	187.51M	159.67M	39.00M
Median Listing Price	\$279,000			\$140,000	\$250,000	\$359,194	\$480,950

May 2024



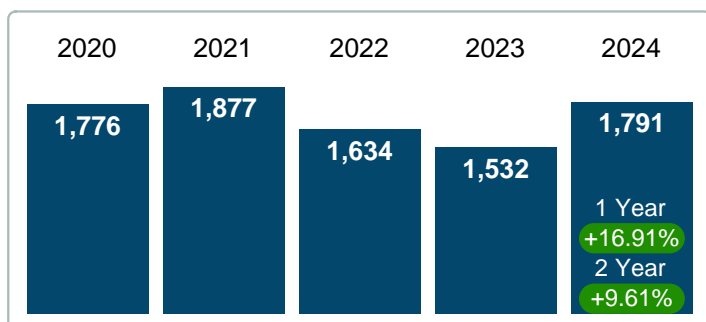
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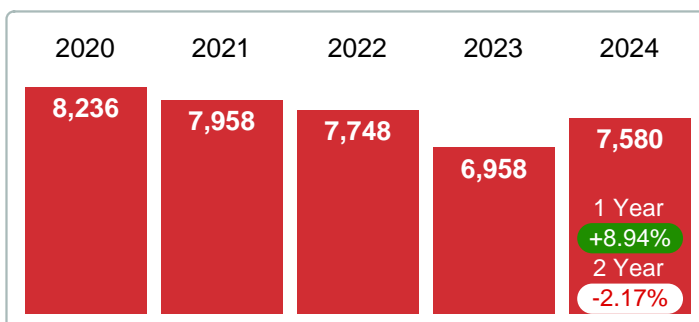
NEW LISTINGS

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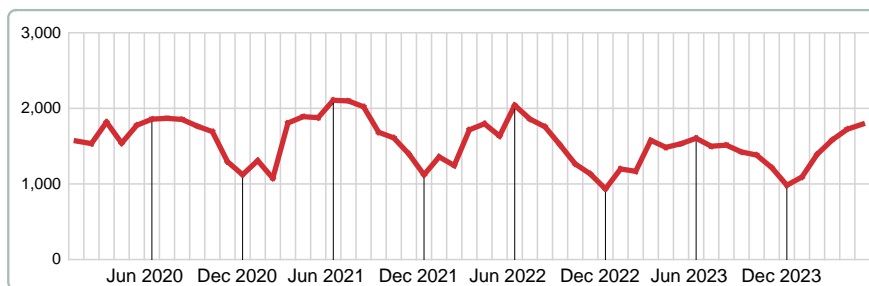
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

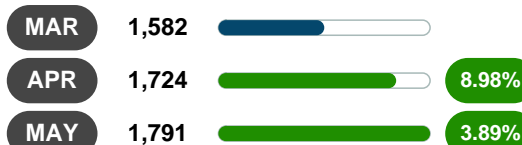


3 MONTHS

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
Median New Listed Listing Price	\$292,528		\$147,900	\$250,000	\$389,000	\$575,000

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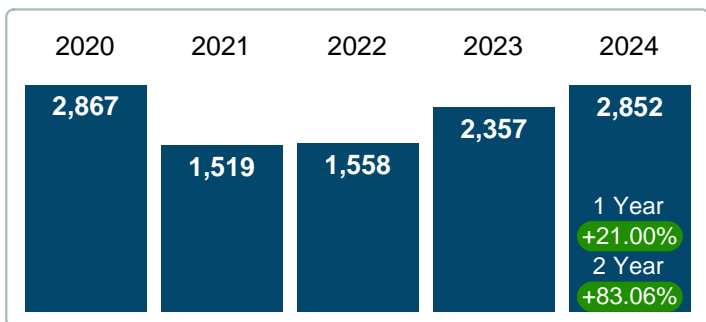
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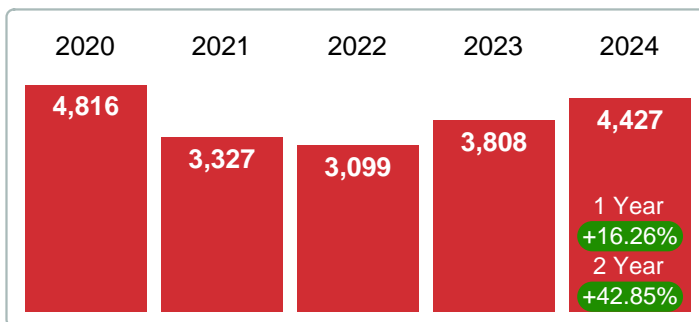
ACTIVE INVENTORY

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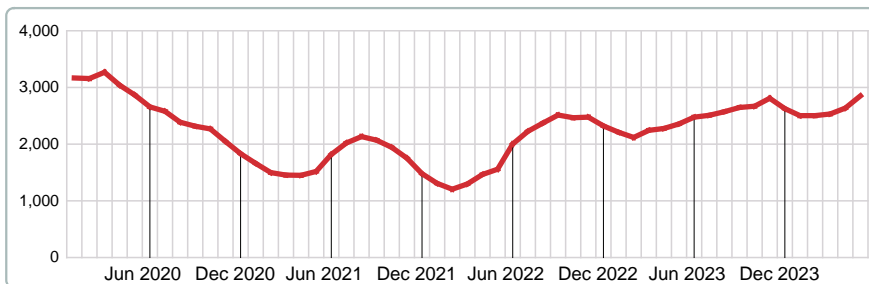
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ACTIVE DURING MAY



5 YEAR MARKET ACTIVITY TRENDS

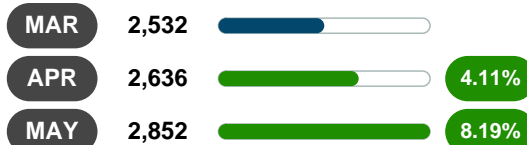


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	246	8.63%	45.5	123	103	15	5
\$125,001 - \$200,000	287	10.06%	28.0	69	181	32	5
\$200,001 - \$275,000	441	15.46%	29.0	35	304	92	10
\$275,001 - \$400,000	791	27.73%	42.0	27	376	345	43
\$400,001 - \$525,000	445	15.60%	42.0	19	177	211	38
\$525,001 - \$725,000	348	12.20%	51.5	18	70	205	55
\$725,001 and up	294	10.31%	49.0	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	72.93M	408.38M	546.35M	227.50M
Median Active Inventory Listing Price			\$339,996	\$157,000	\$288,175	\$429,999	\$625,000

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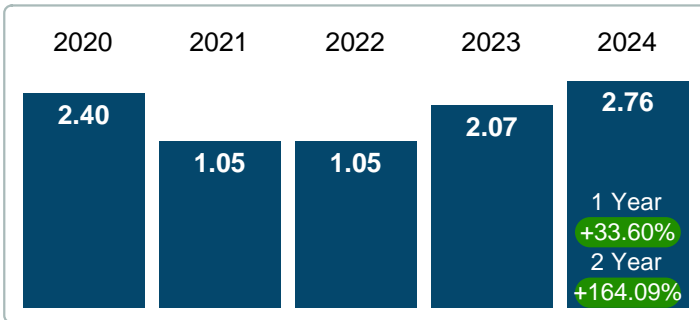
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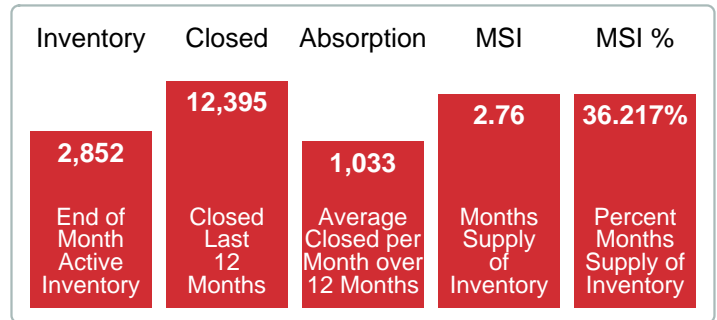
MONTHS SUPPLY of INVENTORY (MSI)

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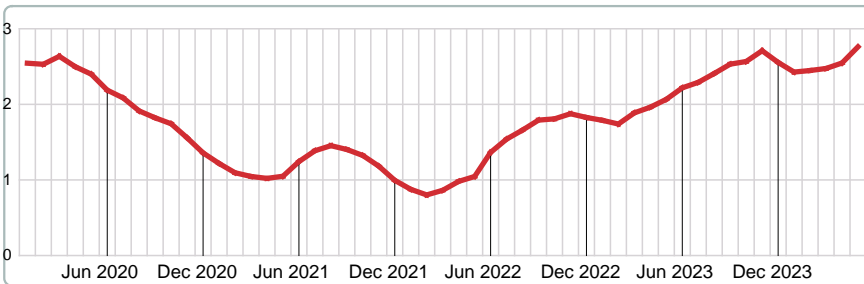
MSI FOR MAY



INDICATORS FOR MAY 2024

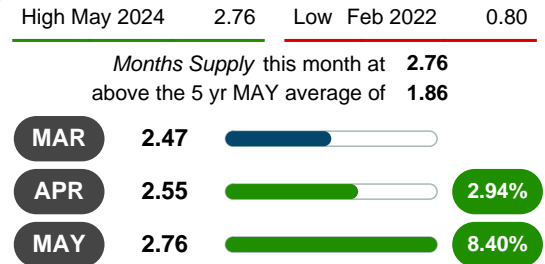


5 YEAR MARKET ACTIVITY TRENDS



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



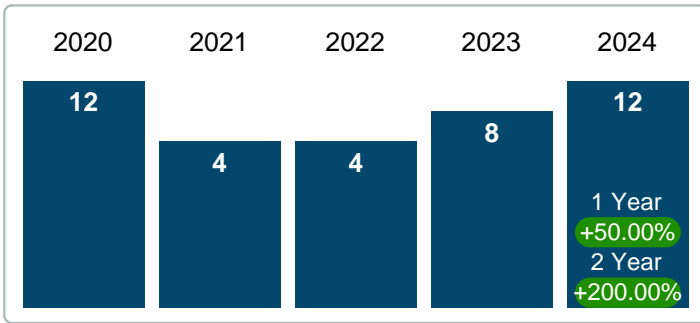
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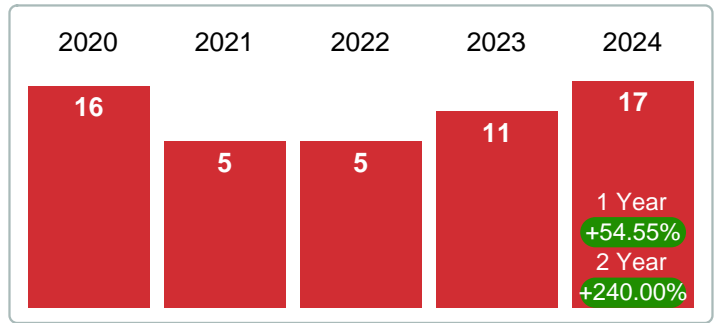
MEDIAN DAYS ON MARKET TO SALE

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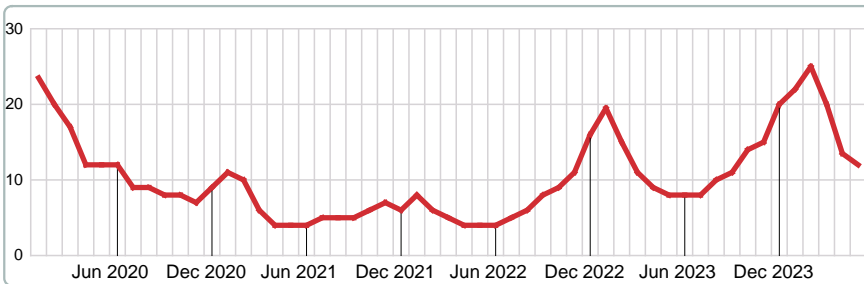
MAY



YEAR TO DATE (YTD)

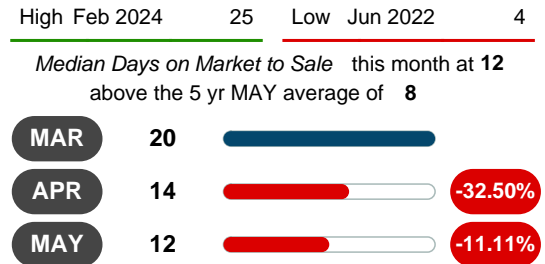


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 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	8.89%	15	15	13	27	51
\$125,001 - \$175,000	11.38%	9	6	8	12	15
\$175,001 - \$225,000	14.42%	7	4	8	23	11
\$225,001 - \$300,000	24.01%	11	9	10	19	46
\$300,001 - \$400,000	17.93%	16	9	12	16	17
\$400,001 - \$550,000	12.47%	23	28	24	24	19
\$550,001 and up	10.91%	26	20	23	16	38
Median Closed DOM		12	9	10	18	25
Total Closed Units	100%	1,283	153	681	379	70
Total Closed Volume		416,813,308	25.62M	182.25M	167.19M	41.75M

May 2024



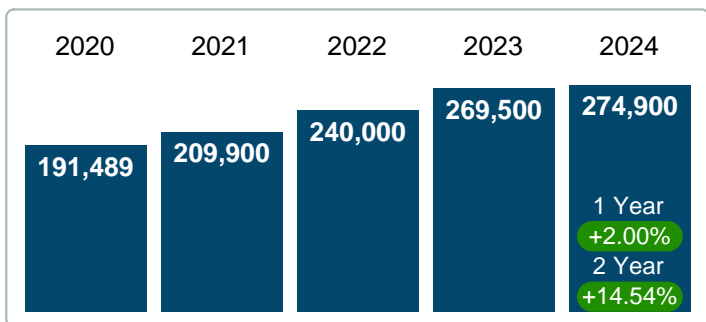
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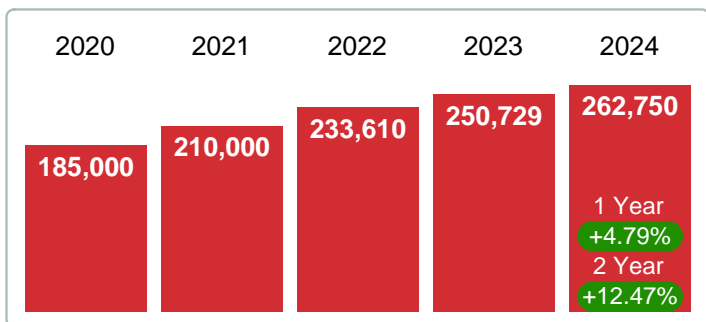
MEDIAN LIST PRICE AT CLOSING

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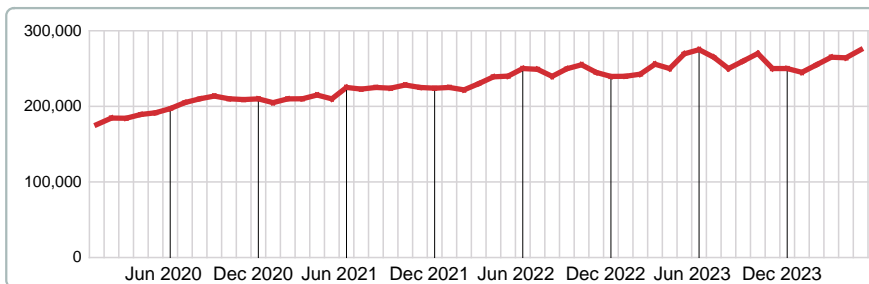
MAY



YEAR TO DATE (YTD)

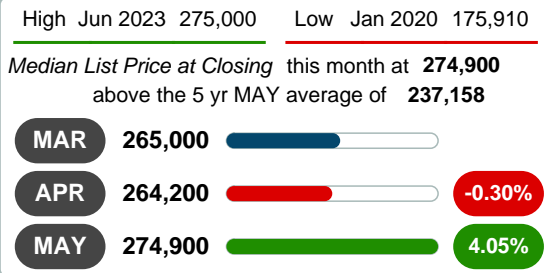


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 237,158



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	107	8.34%	89,900	89,700	100,000	58,500	49,950
\$125,001 - \$175,000	144	11.22%	154,950	149,900	158,000	167,000	0
\$175,001 - \$225,000	181	14.11%	200,000	195,000	200,500	195,000	200,000
\$225,001 - \$300,000	320	24.94%	262,450	269,450	257,500	270,660	289,900
\$300,001 - \$400,000	229	17.85%	345,000	350,000	340,000	349,250	395,000
\$400,001 - \$550,000	157	12.24%	475,000	447,000	462,427	479,950	472,000
\$550,001 and up	145	11.30%	675,000	849,950	675,000	674,900	675,000
Median List Price			274,900	140,000	240,000	375,000	555,500
Total Closed Units		100%	274,900	153	681	379	70
Total Closed Volume			424,484,577	26.41M	185.20M	169.47M	43.40M

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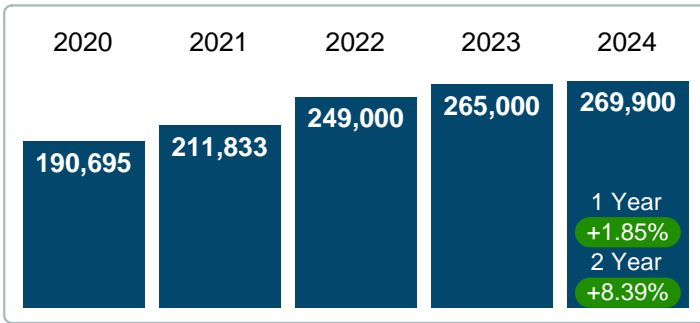
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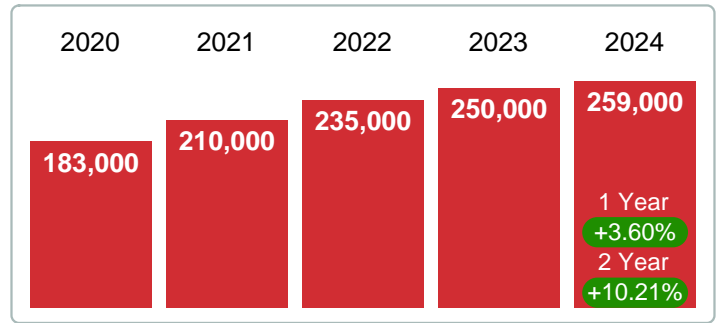
MEDIAN SOLD PRICE AT CLOSING

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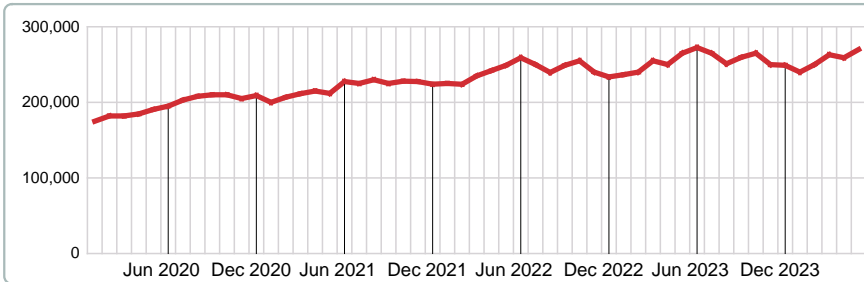
MAY



YEAR TO DATE (YTD)

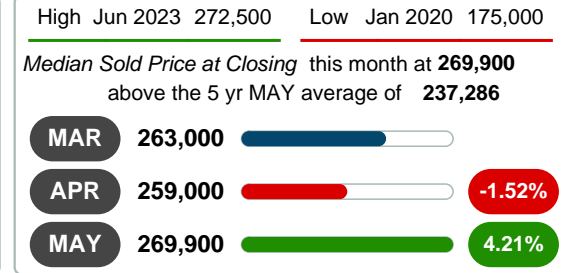


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 237,286



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	114	8.89%	91,950	89,450	95,000	98,300	39,889
\$125,001 - \$175,000	146	11.38%	155,000	152,500	158,500	162,500	170,000
\$175,001 - \$225,000	185	14.42%	202,500	192,750	204,250	201,500	215,000
\$225,001 - \$300,000	308	24.01%	260,000	260,000	255,000	271,330	275,000
\$300,001 - \$400,000	230	17.93%	342,258	332,000	340,000	347,000	374,500
\$400,001 - \$550,000	160	12.47%	470,000	430,000	457,675	480,000	471,000
\$550,001 and up	140	10.91%	674,950	850,500	660,000	678,000	664,500
Median Sold Price			269,900	139,000	238,900	370,000	532,500
Total Closed Units		100%	269,900	153	681	379	70
Total Closed Volume			416,813,308	25.62M	182.25M	167.19M	41.75M

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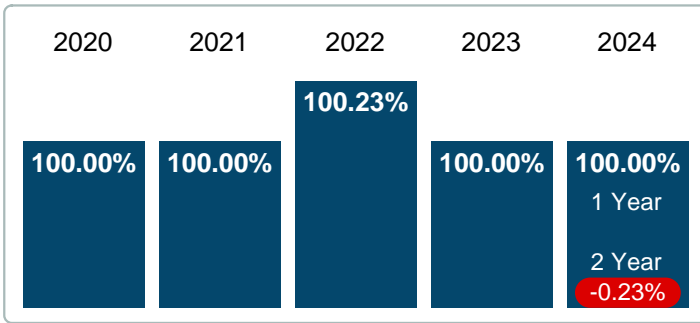
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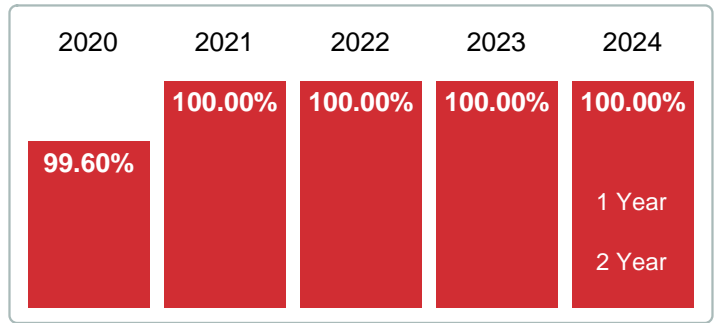
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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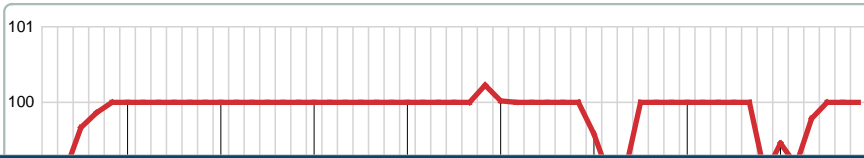
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 100.05%

High May 2022 100.23% Low Jan 2020 98.52%

Median Sold/List Ratio this month at 100.00% equal to 5 yr MAY average of 100.05%

MAR 100.00%
 APR 100.00%
 MAY 100.00%

0.00%
 0.00%

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	114	8.89%	97.66%	99.00%	97.87%	86.92%	75.94%
\$125,001 - \$175,000	146	11.38%	100.00%	99.42%	100.00%	97.18%	91.89%
\$175,001 - \$225,000	185	14.42%	99.44%	100.00%	99.59%	97.52%	100.00%
\$225,001 - \$300,000	308	24.01%	100.00%	99.09%	100.00%	100.00%	96.49%
\$300,001 - \$400,000	230	17.93%	99.82%	95.95%	100.00%	100.00%	100.00%
\$400,001 - \$550,000	160	12.47%	100.00%	95.53%	99.65%	100.00%	99.37%
\$550,001 and up	140	10.91%	99.14%	100.08%	98.53%	100.00%	97.66%
Median Sold/List Ratio		100.00%		99.09%	100.00%	100.00%	97.86%
Total Closed Units		1,283	100%	153	681	379	70
Total Closed Volume		416,813,308		25.62M	182.25M	167.19M	41.75M

May 2024



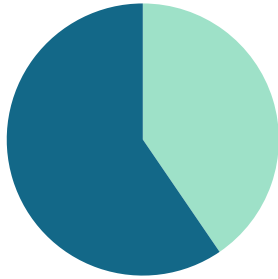
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

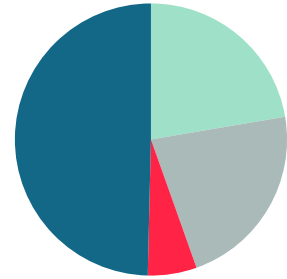


Inventory
 New Listings
1,791 = 40.46%
 Start Inventory
2,636
 Total Inventory Units
4,427
 Volume
\$1,804,392,155

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%
Median List Price	269,500	274,900	2.00%	250,729	262,750	4.79%
Median Sale Price	265,000	269,900	1.85%	250,000	259,000	3.60%
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	8.00	12.00	50.00%	11.00	17.00	54.55%
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

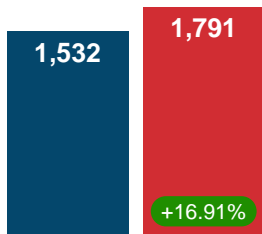
Inventory on May 31, 2024 = **2,852**

2023 **2024**

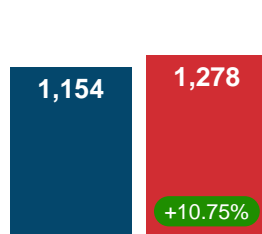
MAY MARKET

MEDIAN PRICES

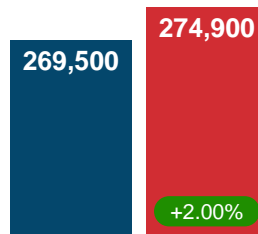
New Listings



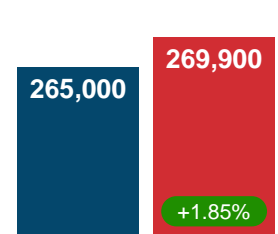
Pending Listings



List Price



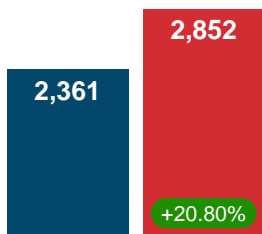
Sale Price



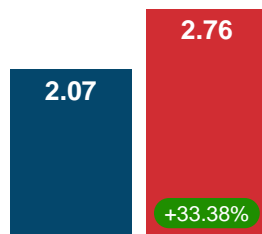
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

