

# May 2024



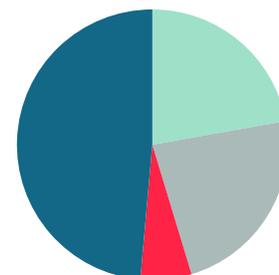
Area Delimited by County Of Tulsa - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	May 2024	+/-%
Closed Listings	872	819	-6.08%
Pending Listings	759	853	12.38%
New Listings	967	1,233	27.51%
Average List Price	328,579	348,301	6.00%
Average Sale Price	325,414	341,807	5.04%
Average Percent of Selling Price to List Price	99.52%	98.68%	-0.84%
Average Days on Market to Sale	27.47	29.54	7.52%
End of Month Inventory	1,428	1,792	25.49%
Months Supply of Inventory	1.85	2.63	41.89%



■ Closed (22.20%)  
■ Pending (23.12%)  
■ Other OffMarket (6.10%)  
■ Active (48.58%)

**Absorption:** Last 12 months, an Average of **682** Sales/Month  
**Active Inventory** as of May 31, 2024 = **1,792**

### Analysis Wrap-Up

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

The total housing inventory at the end of May 2024 rose **25.49%** to 1,792 existing homes available for sale. Over the last 12 months this area has had an average of 682 closed sales per month. This represents an unsold inventory index of **2.63** 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 **5.04%** in May 2024 to \$341,807 versus the previous year at \$325,414.

#### Average Days on Market Lengthens

The average number of **29.54** days that homes spent on the market before selling increased by 2.07 days or **7.52%** in May 2024 compared to last year's same month at **27.47** 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 1,233 New Listings in May 2024, up **27.51%** from last year at 967. Furthermore, there were 819 Closed Listings this month versus last year at 872, a **-6.08%** decrease.

Closed versus Listed trends yielded a **66.4%** ratio, down from previous year's, May 2023, at **90.2%**, a **26.34%** downswing. This will certainly create pressure on an increasing Monthly 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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

# May 2024



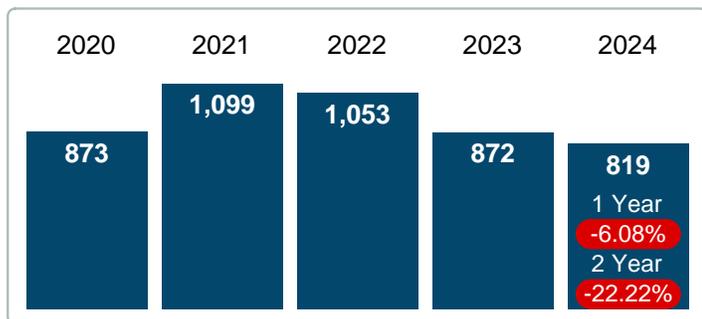
Area Delimited by County Of Tulsa - Residential Property Type



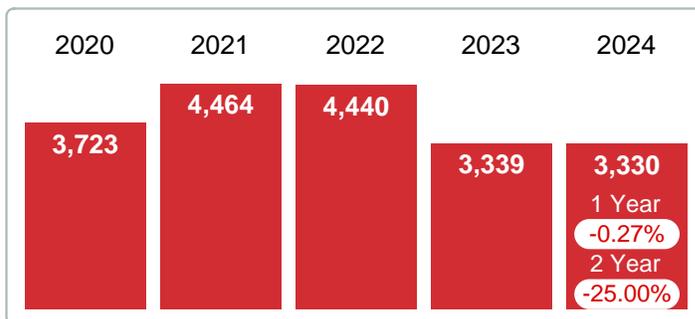
## CLOSED LISTINGS

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

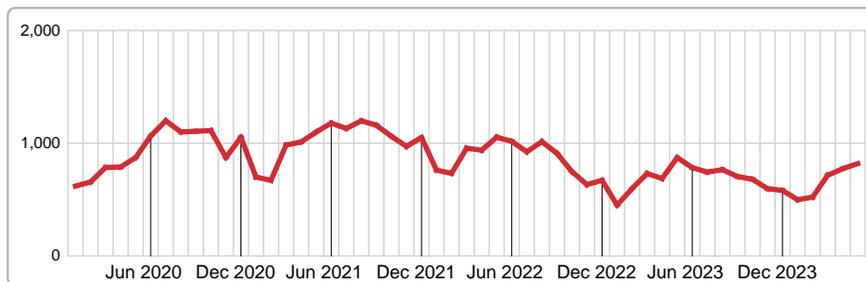
### MAY



### YEAR TO DATE (YTD)

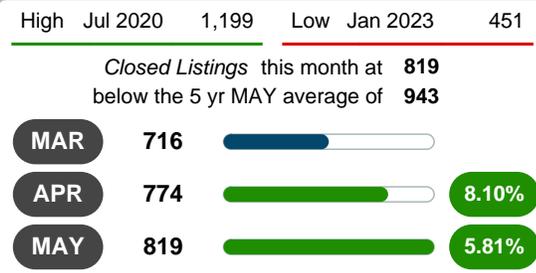


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 943



### 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	75	9.16%	23.7	51	23	1	0
\$125,001 - \$175,000	81	9.89%	18.1	19	57	4	1
\$175,001 - \$225,000	112	13.68%	22.8	13	89	9	1
\$225,001 - \$325,000	230	28.08%	19.5	18	145	66	1
\$325,001 - \$425,000	134	16.36%	34.0	3	61	60	10
\$425,001 - \$600,000	106	12.94%	50.4	2	24	61	19
\$600,001 and up	81	9.89%	49.6	1	13	52	15
<b>Total Closed Units</b>	<b>819</b>			<b>107</b>	<b>412</b>	<b>253</b>	<b>47</b>
<b>Total Closed Volume</b>	<b>279,939,913</b>	<b>100%</b>	<b>29.5</b>	<b>17.79M</b>	<b>111.75M</b>	<b>121.25M</b>	<b>29.16M</b>
<b>Average Closed Price</b>	<b>\$341,807</b>			<b>\$166,215</b>	<b>\$271,246</b>	<b>\$479,232</b>	<b>\$620,332</b>

# May 2024



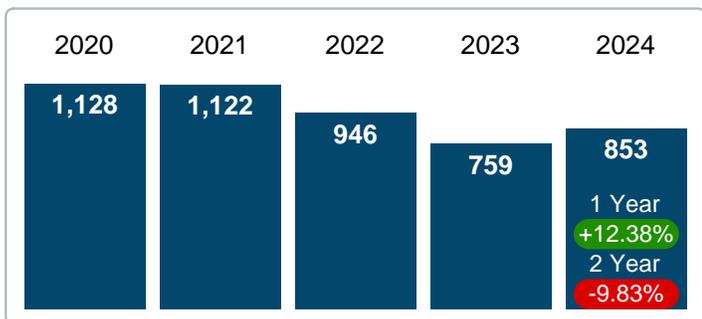
Area Delimited by County Of Tulsa - Residential Property Type



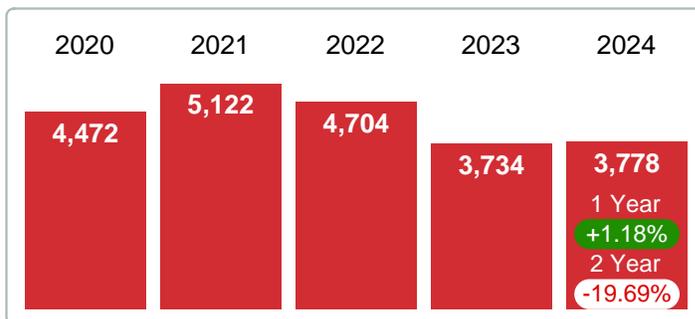
## PENDING LISTINGS

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

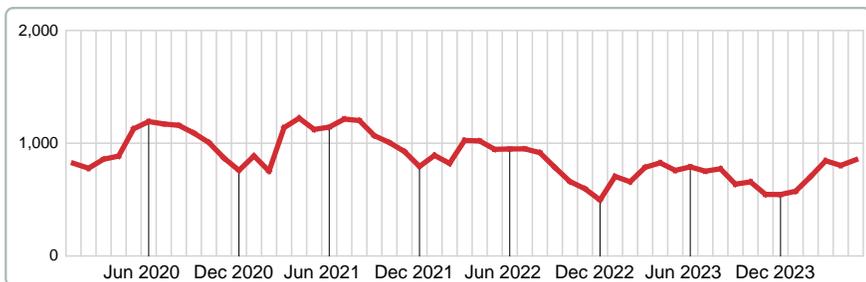
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 962

High Apr 2021 1,222 Low Dec 2022 496

Pending Listings this month at **853**  
below the 5 yr MAY average of **962**



### 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	68	7.97%	24.4	47	18	3	0
\$125,001 - \$175,000	71	8.32%	28.4	24	42	5	0
\$175,001 - \$225,000	131	15.36%	19.3	18	98	14	1
\$225,001 - \$300,000	222	26.03%	28.6	12	156	50	4
\$300,001 - \$400,000	172	20.16%	36.8	5	87	71	9
\$400,001 - \$525,000	89	10.43%	49.3	8	24	43	14
\$525,001 and up	100	11.72%	56.6	2	20	64	14
<b>Total Pending Units</b>	<b>853</b>			<b>116</b>	<b>445</b>	<b>250</b>	<b>42</b>
<b>Total Pending Volume</b>	<b>284,574,234</b>	<b>100%</b>	<b>30.3</b>	<b>20.90M</b>	<b>124.79M</b>	<b>111.74M</b>	<b>27.14M</b>
<b>Average Listing Price</b>	<b>\$325,667</b>			<b>\$180,204</b>	<b>\$280,419</b>	<b>\$446,973</b>	<b>\$646,212</b>

# May 2024



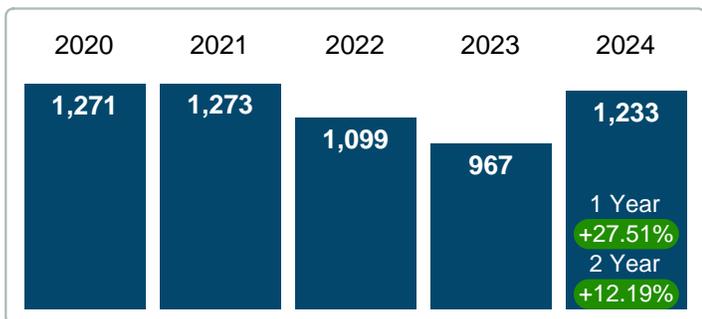
Area Delimited by County Of Tulsa - Residential Property Type



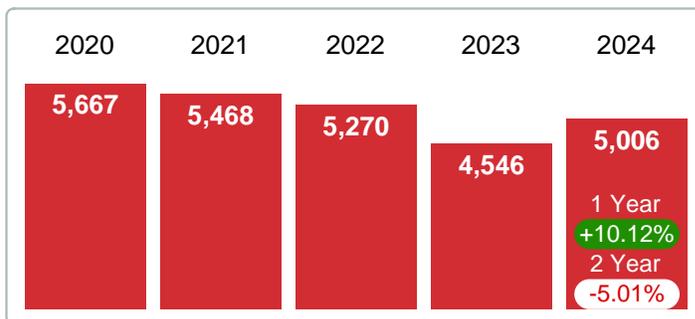
## NEW LISTINGS

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

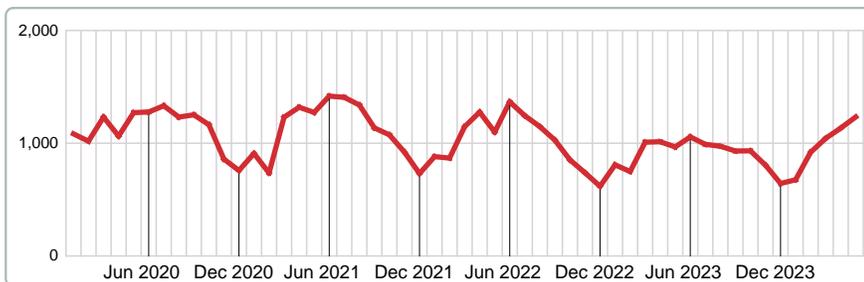
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 1,169

High Jun 2021 1,418 Low Dec 2022 618

New Listings this month at 1,233 above the 5 yr MAY average of 1,169



### 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	115	9.33%	63	45	7	0
\$125,001 - \$175,000	91	7.38%	28	53	10	0
\$175,001 - \$250,000	252	20.44%	28	194	27	3
\$250,001 - \$350,000	315	25.55%	13	184	108	10
\$350,001 - \$450,000	179	14.52%	3	75	80	21
\$450,001 - \$600,000	158	12.81%	14	30	97	17
\$600,001 and up	123	9.98%	4	20	57	42
<b>Total New Listed Units</b>	<b>1,233</b>		<b>153</b>	<b>601</b>	<b>386</b>	<b>93</b>
<b>Total New Listed Volume</b>	<b>443,336,511</b>	<b>100%</b>	<b>31.26M</b>	<b>170.45M</b>	<b>172.99M</b>	<b>68.63M</b>
<b>Average New Listed Listing Price</b>	<b>\$254,970</b>		<b>\$204,303</b>	<b>\$283,615</b>	<b>\$448,167</b>	<b>\$737,991</b>

# May 2024



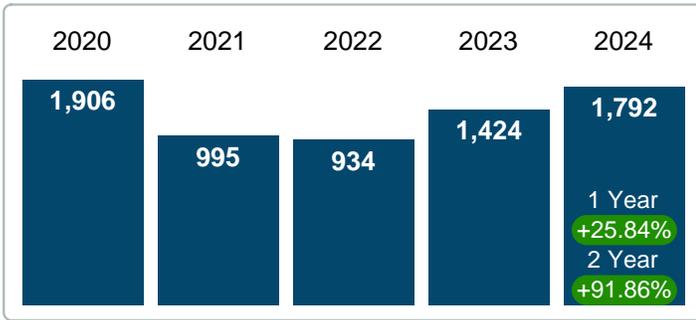
Area Delimited by County Of Tulsa - Residential Property Type



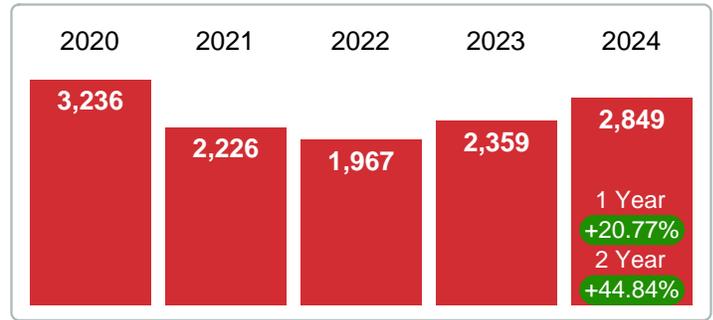
## ACTIVE INVENTORY

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

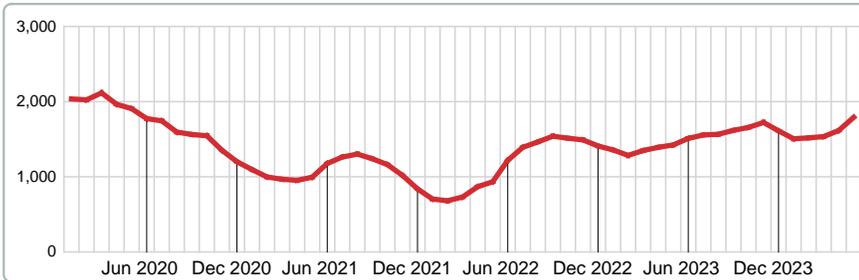
### END OF MAY



### ACTIVE DURING MAY



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 1,410

High Mar 2020 2,116 Low Feb 2022 681

Inventory this month at **1,792**  
above the 5 yr MAY average of **1,410**



### 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	150	8.37%	83.0	79	62	8	1
\$125,001 - \$225,000	239	13.34%	41.9	53	162	23	1
\$225,001 - \$275,000	193	10.77%	43.7	21	131	35	6
\$275,001 - \$425,000	534	29.80%	50.9	26	235	248	25
\$425,001 - \$525,000	247	13.78%	63.7	10	96	118	23
\$525,001 - \$725,000	243	13.56%	75.2	15	49	137	42
\$725,001 and up	186	10.38%	65.3	4	22	91	69
<b>Total Active Inventory by Units</b>	<b>1,792</b>			<b>208</b>	<b>757</b>	<b>660</b>	<b>167</b>
<b>Total Active Inventory by Volume</b>	<b>811,117,037</b>	<b>100%</b>	<b>58.2</b>	<b>46.99M</b>	<b>249.82M</b>	<b>363.83M</b>	<b>150.48M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$452,632</b>			<b>\$225,914</b>	<b>\$330,015</b>	<b>\$551,253</b>	<b>\$901,069</b>

# May 2024



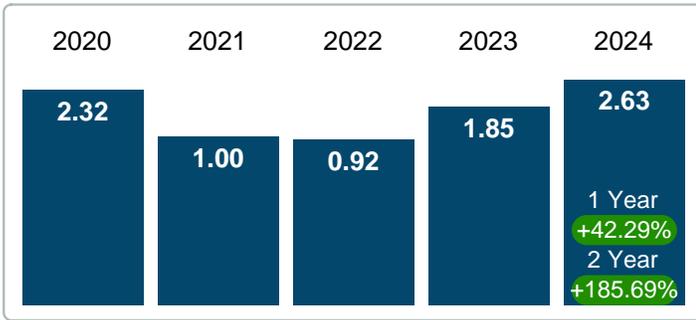
Area Delimited by County Of Tulsa - Residential Property Type



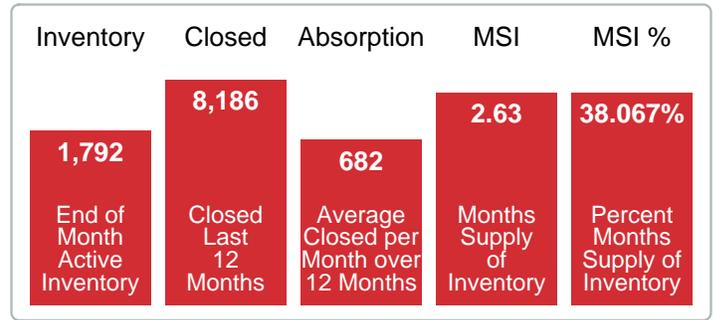
## MONTHS SUPPLY of INVENTORY (MSI)

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

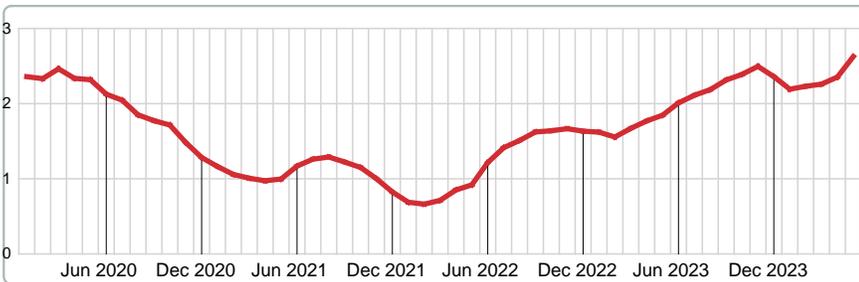
### MSI FOR MAY



### INDICATORS FOR MAY 2024

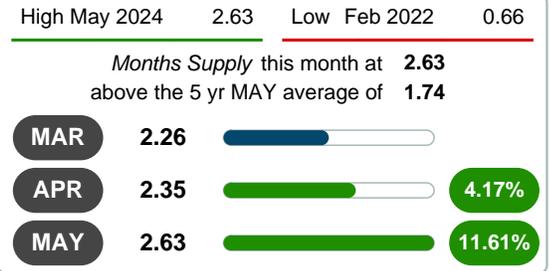


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 1.74



### 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	150	8.37%	2.14	2.00	2.22	3.31	4.00
\$125,001 - \$225,000	239	13.34%	1.27	1.70	1.18	1.30	0.63
\$225,001 - \$275,000	193	10.77%	1.75	3.19	1.62	1.63	4.50
\$275,001 - \$425,000	534	29.80%	2.82	3.43	2.89	2.71	2.75
\$425,001 - \$525,000	247	13.78%	4.91	5.71	7.16	4.14	3.45
\$525,001 - \$725,000	243	13.56%	5.35	30.00	4.98	5.19	4.85
\$725,001 and up	186	10.38%	6.40	9.60	5.87	5.41	8.54
Market Supply of Inventory (MSI)			2.63	2.37	2.14	3.22	4.68
Total Active Inventory by Units		100%	2.63	208	757	660	167

# May 2024



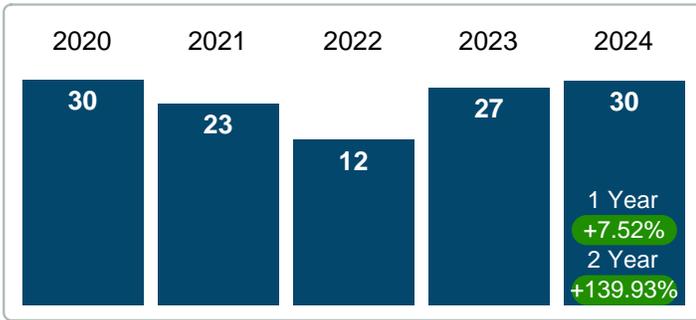
Area Delimited by County Of Tulsa - Residential Property Type



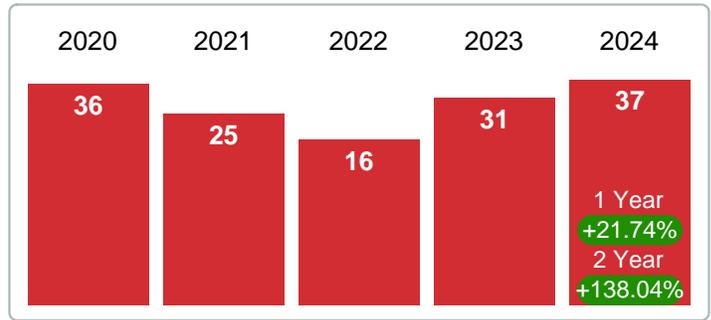
## AVERAGE DAYS ON MARKET TO SALE

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

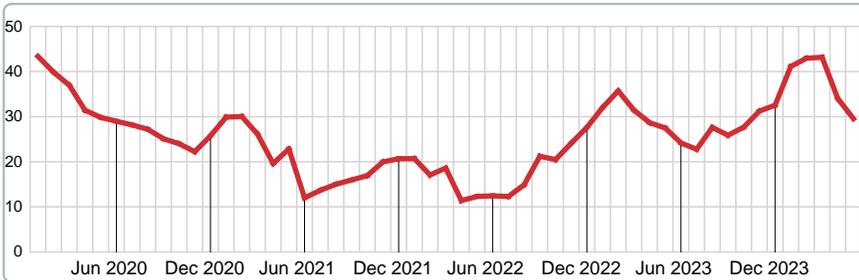
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

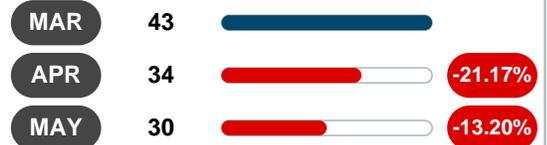


### 3 MONTHS

5 year MAY AVG = 24

High Jan 2020 43 Low Apr 2022 11

Average Days on Market to Sale this month at 30 above the 5 yr MAY average of 24



### 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	9.16%	24	27	18	6	0
\$125,001 - \$175,000	9.89%	18	19	19	8	15
\$175,001 - \$225,000	13.68%	23	6	25	26	11
\$225,001 - \$325,000	28.08%	19	20	17	24	30
\$325,001 - \$425,000	16.36%	34	59	32	34	38
\$425,001 - \$600,000	12.94%	50	4	39	55	54
\$600,001 and up	9.89%	50	31	20	52	68
<b>Average Closed DOM</b>		<b>30</b>	<b>22</b>	<b>23</b>	<b>39</b>	<b>53</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>30</b>	<b>107</b>	<b>412</b>	<b>253</b>	<b>47</b>
<b>Total Closed Volume</b>			<b>17.79M</b>	<b>111.75M</b>	<b>121.25M</b>	<b>29.16M</b>

# May 2024



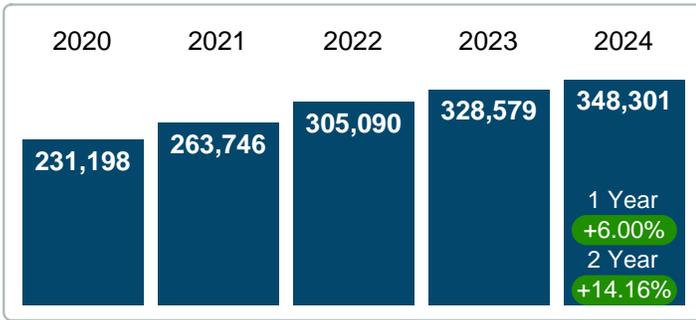
Area Delimited by County Of Tulsa - Residential Property Type



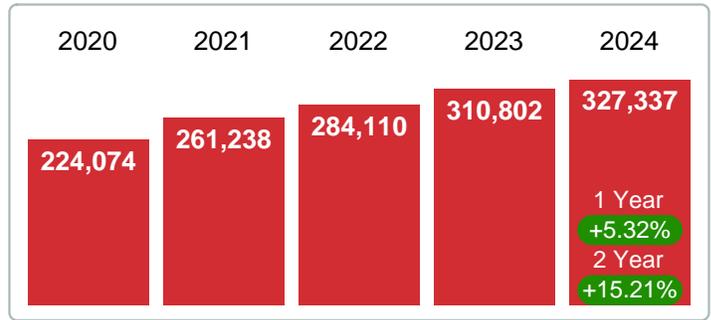
## AVERAGE LIST PRICE AT CLOSING

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

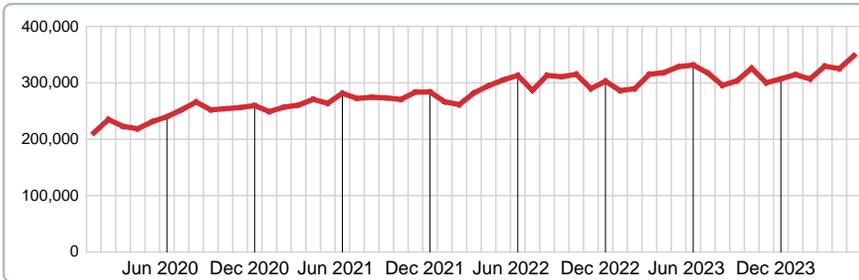
### MAY



### YEAR TO DATE (YTD)

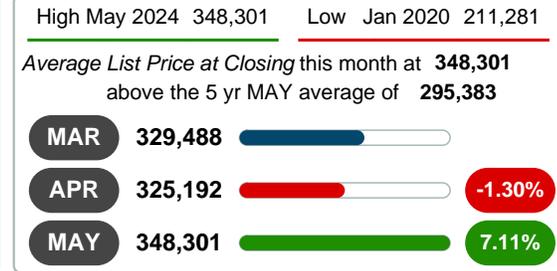


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 295,383



### 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	8.30%	90,063	92,521	101,059	135,000	0
\$125,001 - \$175,000	10.13%	154,737	155,568	158,283	158,500	185,000
\$175,001 - \$225,000	13.31%	201,739	199,242	206,812	210,166	215,000
\$225,001 - \$325,000	28.94%	269,307	270,472	262,531	286,339	289,900
\$325,001 - \$425,000	15.87%	369,700	409,167	367,934	372,760	389,260
\$425,001 - \$600,000	13.92%	512,944	482,000	518,995	512,488	521,389
\$600,001 and up	9.52%	947,938	1,025,000	809,469	920,858	1,073,773
<b>Average List Price</b>		<b>348,301</b>	<b>171,491</b>	<b>274,861</b>	<b>486,446</b>	<b>650,968</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>348,301</b>	<b>107</b>	<b>412</b>	<b>253</b>	<b>47</b>
<b>Total Closed Volume</b>		<b>285,258,600</b>	<b>18.35M</b>	<b>113.24M</b>	<b>123.07M</b>	<b>30.60M</b>

# May 2024



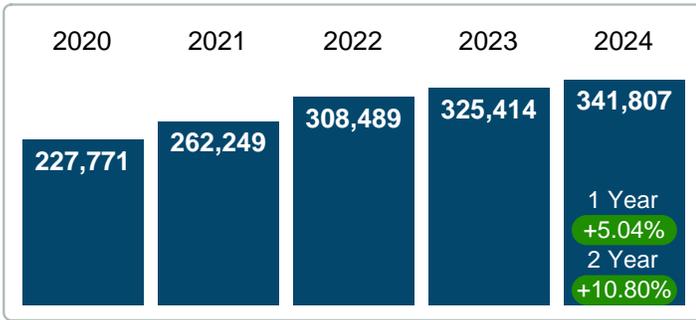
Area Delimited by County Of Tulsa - Residential Property Type



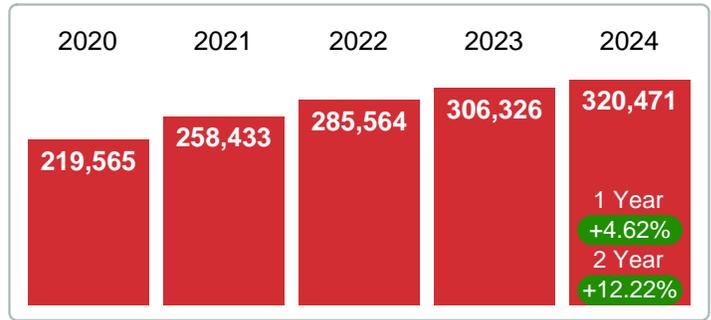
## AVERAGE SOLD PRICE AT CLOSING

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

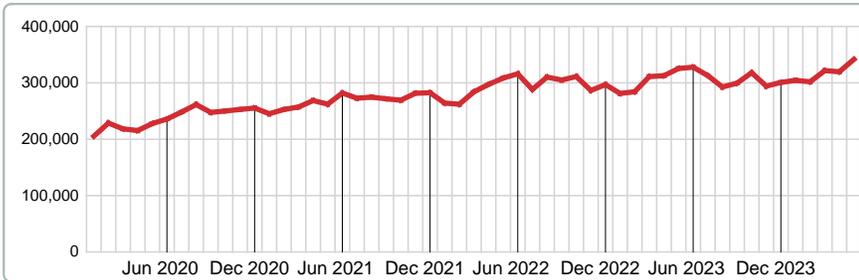
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 293,146

High May 2024 341,807    Low Jan 2020 205,332

Average Sold Price at Closing this month at **341,807**  
above the 5 yr MAY average of **293,146**

MAR	321,658	<div style="width: 80%;"></div>
APR	319,697	<div style="width: 75%; background-color: red;"></div> -0.61%
MAY	341,807	<div style="width: 100%; background-color: green;"></div> 6.92%

### 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 <b>75</b>	9.16%	91,780	88,700	97,163	125,000	0
\$125,001 - \$175,000 <b>81</b>	9.89%	156,435	150,395	158,109	157,875	170,000
\$175,001 - \$225,000 <b>112</b>	13.68%	201,322	195,962	202,156	199,300	215,000
\$225,001 - \$325,000 <b>230</b>	28.08%	267,510	262,072	260,333	284,723	270,000
\$325,001 - \$425,000 <b>134</b>	16.36%	368,586	389,667	362,628	370,554	386,790
\$425,001 - \$600,000 <b>106</b>	12.94%	509,091	472,500	510,368	509,278	510,726
\$600,001 and up <b>81</b>	9.89%	900,688	1,025,000	799,785	896,243	995,260
<b>Average Sold Price</b>		<b>341,807</b>	166,215	271,246	479,232	620,332
<b>Total Closed Units</b>	100%	<b>819</b>	107	412	253	47
<b>Total Closed Volume</b>		<b>279,939,913</b>	17.79M	111.75M	121.25M	29.16M

# May 2024



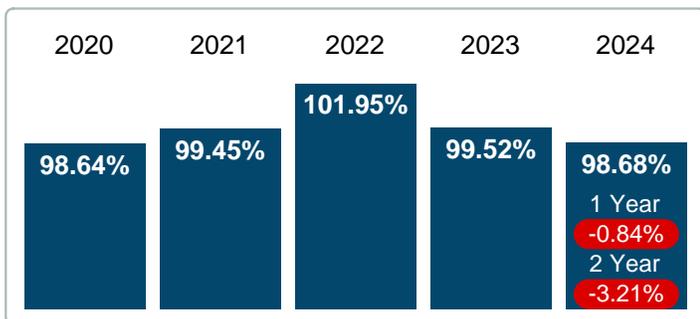
Area Delimited by County Of Tulsa - Residential Property Type



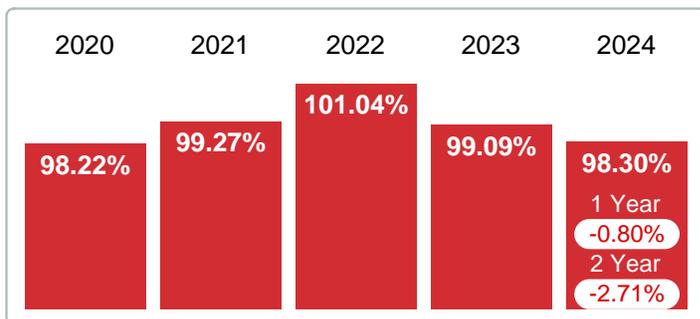
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

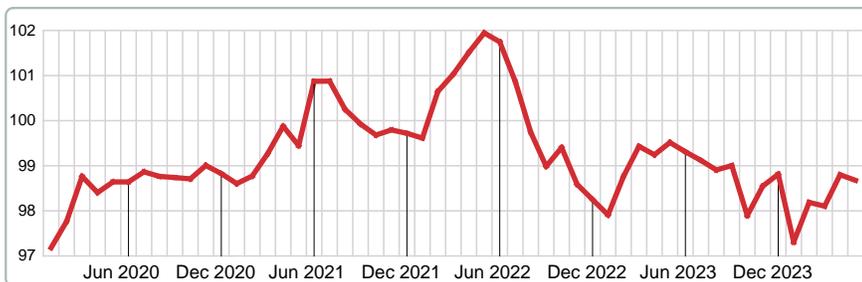
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

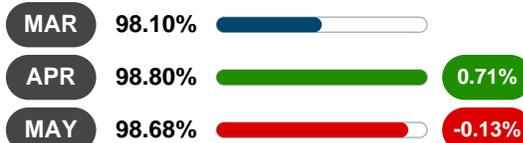


### 3 MONTHS

5 year MAY AVG = 99.65%

High May 2022 101.95% Low Jan 2020 97.18%

Average Sold/List Ratio this month at **98.68%**  
below the 5 yr MAY average of **99.65%**



### 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	75	9.16%	96.77%	96.18%	98.26%	92.59%	0.00%
\$125,001 - \$175,000	81	9.89%	99.73%	97.01%	100.75%	100.06%	91.89%
\$175,001 - \$225,000	112	13.68%	97.96%	98.54%	98.14%	95.21%	100.00%
\$225,001 - \$325,000	230	28.08%	99.22%	97.03%	99.40%	99.52%	93.14%
\$325,001 - \$425,000	134	16.36%	99.08%	95.33%	98.81%	99.47%	99.50%
\$425,001 - \$600,000	106	12.94%	98.91%	98.20%	98.43%	99.37%	98.14%
\$600,001 and up	81	9.89%	97.86%	100.00%	98.71%	98.63%	94.30%
Average Sold/List Ratio		98.70%		96.80%	99.08%	99.12%	97.00%
Total Closed Units	819	100%	98.70%	107	412	253	47
Total Closed Volume	279,939,913			17.79M	111.75M	121.25M	29.16M

# May 2024



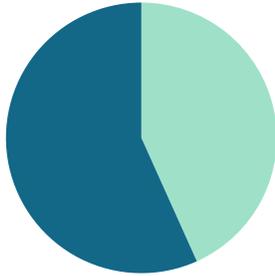
Area Delimited by County Of Tulsa - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

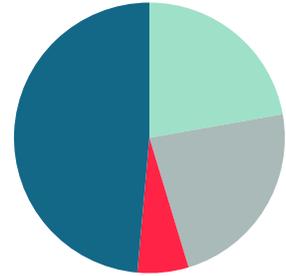


**Inventory**  
 New Listings  
**1,233 = 43.28%**  
 Start Inventory  
**1,616**  
 Total Inventory Units  
**2,849**  
 Volume  
**\$1,190,185,395**

### Market Activity

Closed Sales  
**819 = 22.20%**  
 Pending Sales  
**853 = 23.12%**  
 Other Off Market  
**225 = 6.10%**  
 Active Inventory  
**1,792 = 48.58%**

### MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	872	819	-6.08%	3,339	3,330	-0.27%
Pending Sales	759	853	12.38%	3,734	3,778	1.18%
New Listings	967	1,233	27.51%	4,546	5,006	10.12%
Average List Price	328,579	348,301	6.00%	310,802	327,337	5.32%
Average Sale Price	325,414	341,807	5.04%	306,326	320,471	4.62%
Average Percent of Selling Price to List Price	99.52%	98.68%	-0.84%	99.09%	98.30%	-0.80%
Average Days on Market to Sale	27.47	29.54	7.52%	30.68	37.35	21.74%
Monthly Inventory	1,428	1,792	25.49%	1,428	1,792	25.49%
Months Supply of Inventory	1.85	2.63	41.89%	1.85	2.63	41.89%

**Absorption:** Last 12 months, an Average of **682** Sales/Month

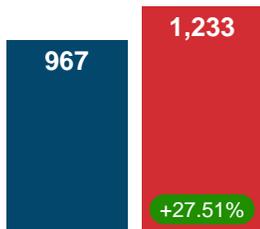
**Inventory** on May 31, 2024 = **1,792**

**2023** **2024**

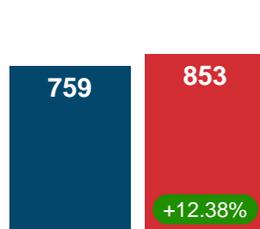
### MAY MARKET

### AVERAGE PRICES

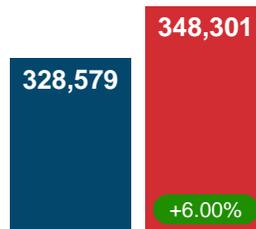
#### New Listings



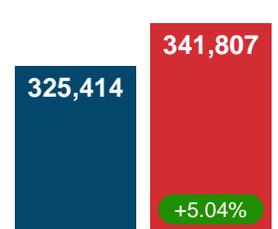
#### Pending Listings



#### List Price



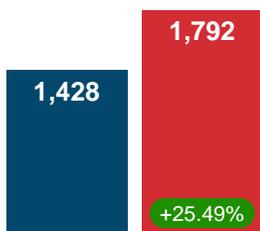
#### Sale Price



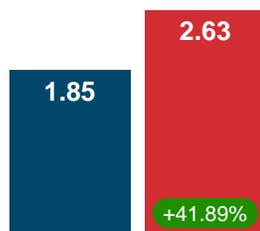
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

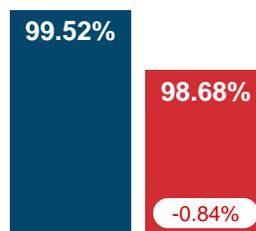
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

