

May 2024



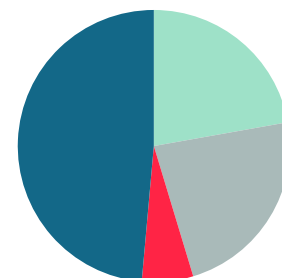
Area Delimited by County Of Tulsa - Residential Property Type



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%
Median List Price	275,000	279,900	1.78%
Median Sale Price	275,000	272,500	-0.91%
Median Percent of Selling Price to List Price	100.00%	99.81%	-0.19%
Median Days on Market to Sale	7.00	11.00	57.14%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **0.91%** in May 2024 to \$272,500 versus the previous year at \$275,000.

Median Days on Market Lengthens

The median number of **11.00** days that homes spent on the market before selling increased by 4.00 days or **57.14%** in May 2024 compared to last year's same month at **7.00** DOM.

Sales Success for May 2024 is Positive

Overall, with Median Prices falling 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.

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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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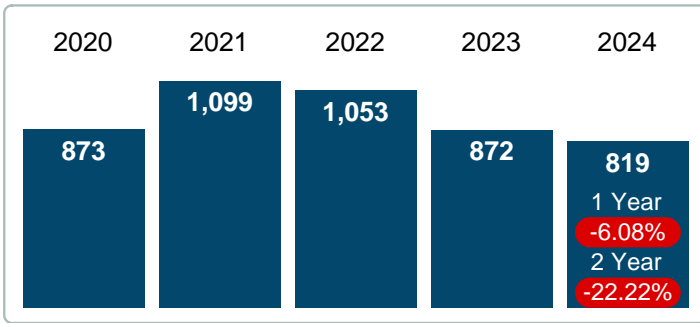
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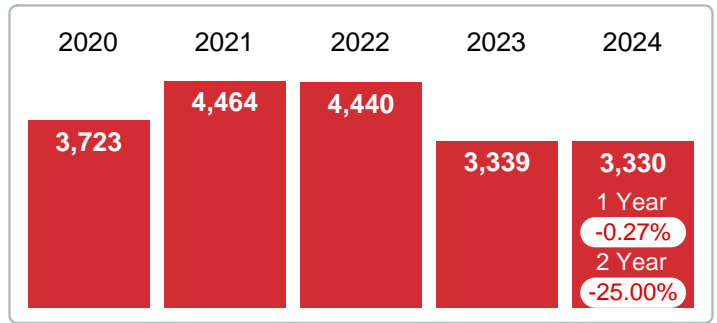
CLOSED LISTINGS

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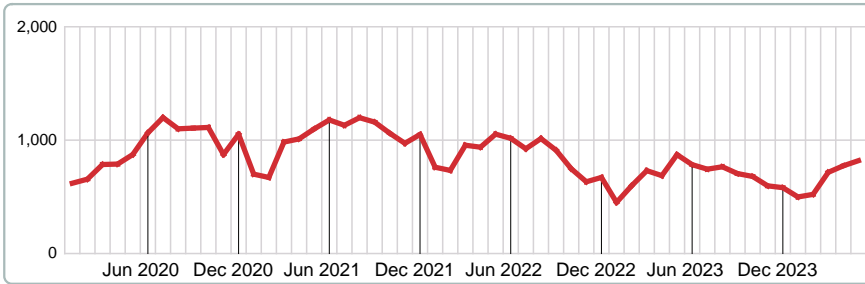
MAY



YEAR TO DATE (YTD)

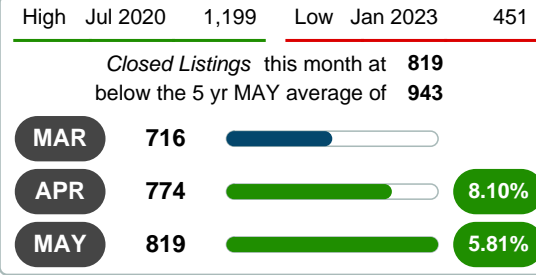


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 943



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	75	9.16%	11.0	51	23	1	0
\$125,001 - \$175,000	81	9.89%	8.0	19	57	4	1
\$175,001 - \$225,000	112	13.68%	7.5	13	89	9	1
\$225,001 - \$325,000	230	28.08%	9.5	18	145	66	1
\$325,001 - \$425,000	134	16.36%	14.0	3	61	60	10
\$425,001 - \$600,000	106	12.94%	24.0	2	24	61	19
\$600,001 and up	81	9.89%	18.0	1	13	52	15
Total Closed Units	819			107	412	253	47
Total Closed Volume	279,939,913	100%	11.0	17.79M	111.75M	121.25M	29.16M
Median Closed Price	\$272,500			\$132,000	\$240,000	\$395,000	\$530,000

May 2024



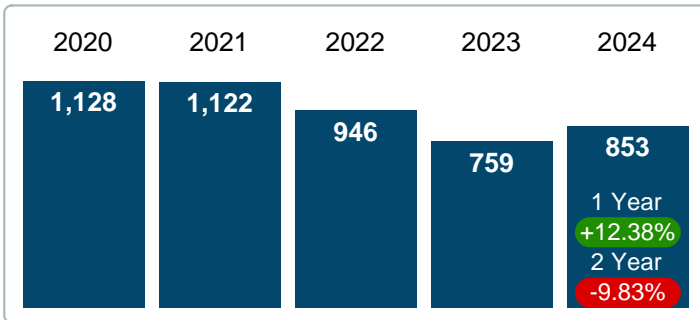
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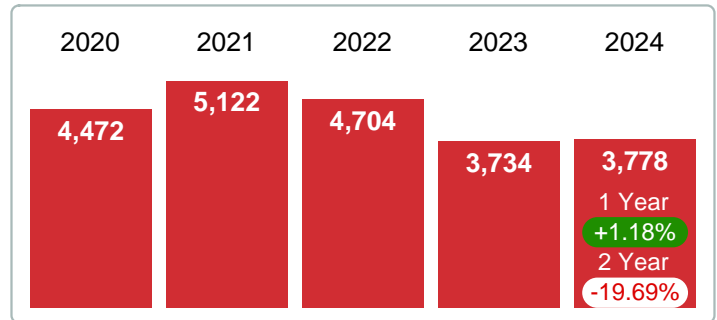
PENDING LISTINGS

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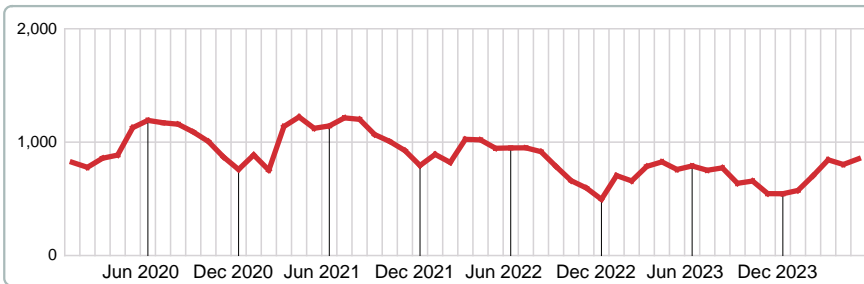
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	68	7.97%	9.0	47	18	3	0
\$125,001 - \$175,000	71	8.32%	8.0	24	42	5	0
\$175,001 - \$225,000	131	15.36%	7.0	18	98	14	1
\$225,001 - \$300,000	222	26.03%	17.0	12	156	50	4
\$300,001 - \$400,000	172	20.16%	22.0	5	87	71	9
\$400,001 - \$525,000	89	10.43%	35.0	8	24	43	14
\$525,001 and up	100	11.72%	30.5	2	20	64	14
Total Pending Units	853			116	445	250	42
Total Pending Volume	284,574,234	100%	17.0	20.90M	124.79M	111.74M	27.14M
Median Listing Price	\$284,900			\$143,000	\$259,900	\$385,000	\$482,400

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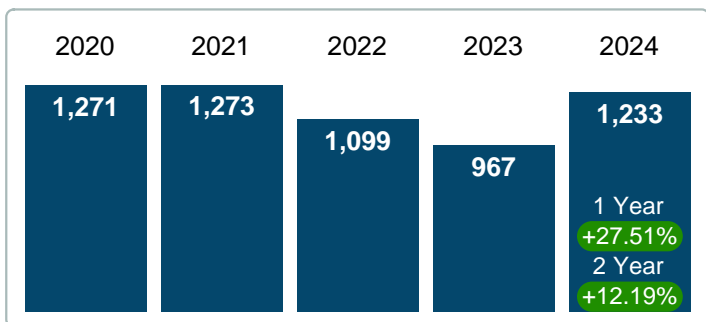
Area Delimited by County Of Tulsa - Residential Property Type



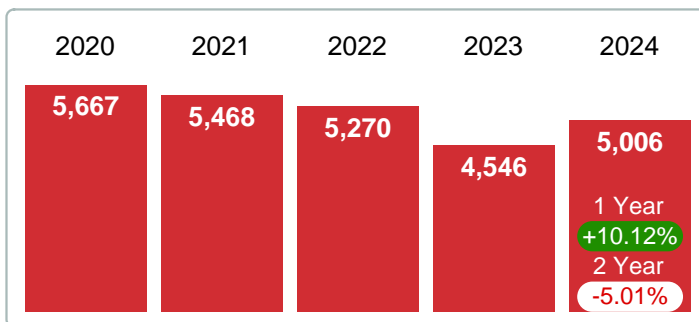
NEW LISTINGS

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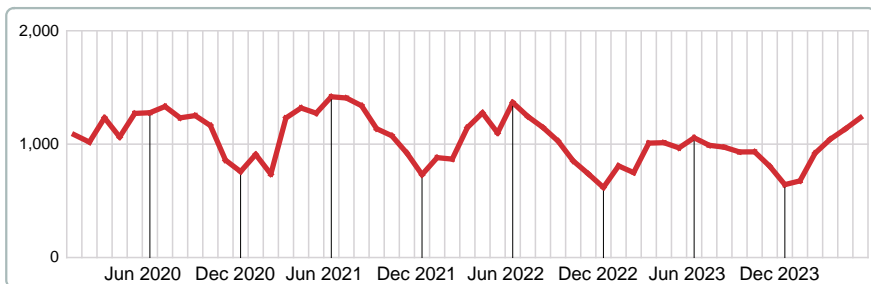
MAY



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
Total New Listed Units	1,233		153	601	386	93
Total New Listed Volume	443,336,511	100%	31.26M	170.45M	172.99M	68.63M
Median New Listed Listing Price	\$295,000		\$150,000	\$257,000	\$396,500	\$569,000

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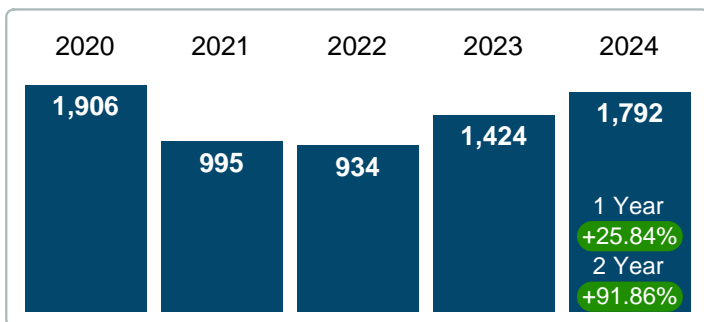
Area Delimited by County Of Tulsa - Residential Property Type



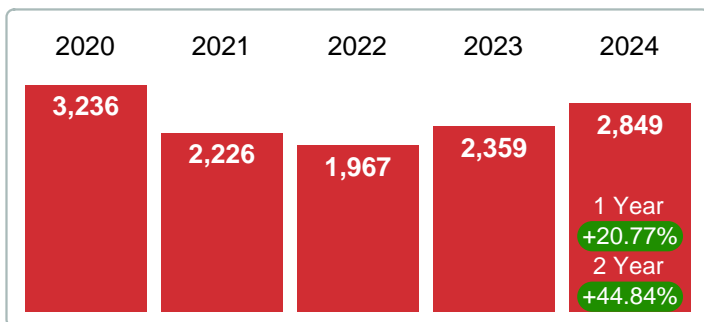
ACTIVE INVENTORY

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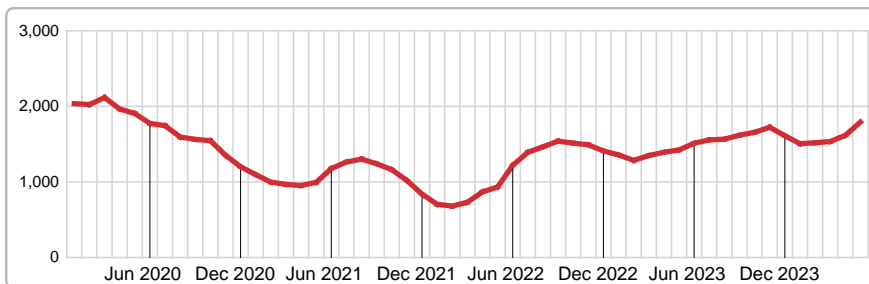
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ACTIVE DURING MAY



5 YEAR MARKET ACTIVITY TRENDS

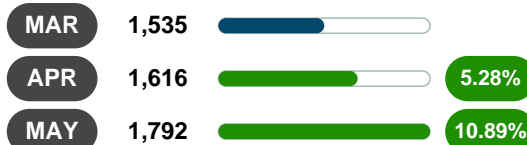


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	150	8.37%	35.5	79	62	8	1
\$125,001 - \$225,000	239	13.34%	25.0	53	162	23	1
\$225,001 - \$275,000	193	10.77%	28.0	21	131	35	6
\$275,001 - \$425,000	534	29.80%	35.0	26	235	248	25
\$425,001 - \$525,000	247	13.78%	42.0	10	96	118	23
\$525,001 - \$725,000	243	13.56%	49.0	15	49	137	42
\$725,001 and up	186	10.38%	44.5	4	22	91	69
Total Active Inventory by Units			1,792	208	757	660	167
Total Active Inventory by Volume			811,117,037	46.99M	249.82M	363.83M	150.48M
Median Active Inventory Listing Price			\$349,900	\$169,900	\$288,350	\$439,700	\$659,900

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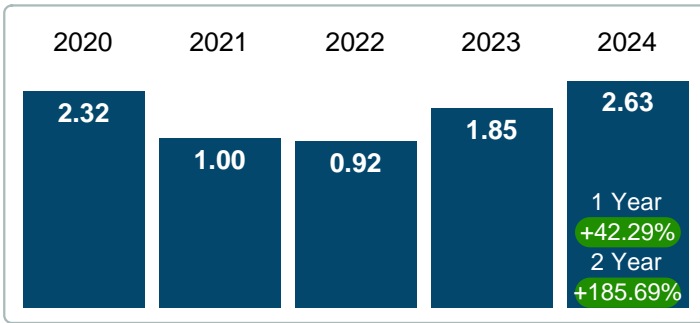
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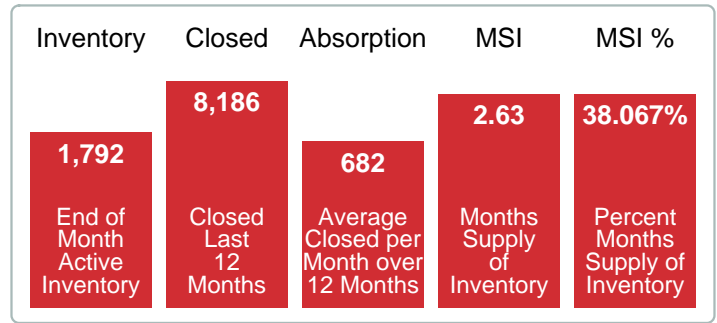
MONTHS SUPPLY of INVENTORY (MSI)

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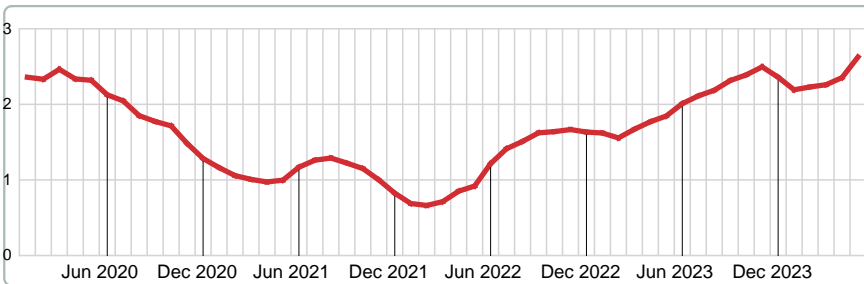
MSI FOR MAY



INDICATORS FOR MAY 2024

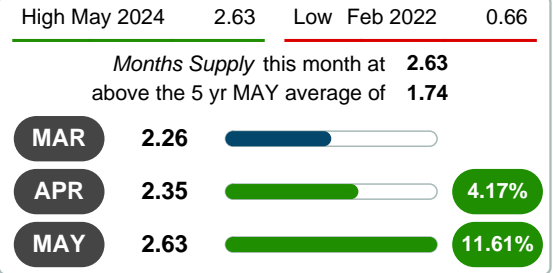


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1.74



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



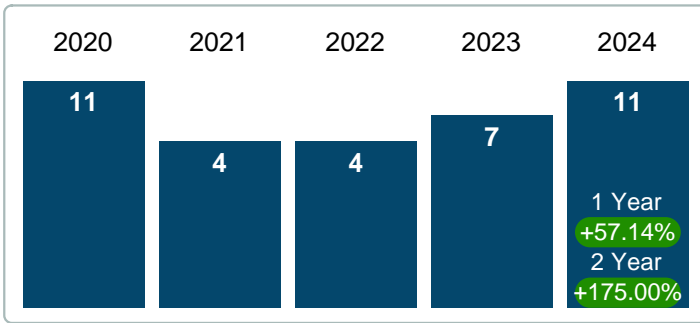
Area Delimited by County Of Tulsa - Residential Property Type



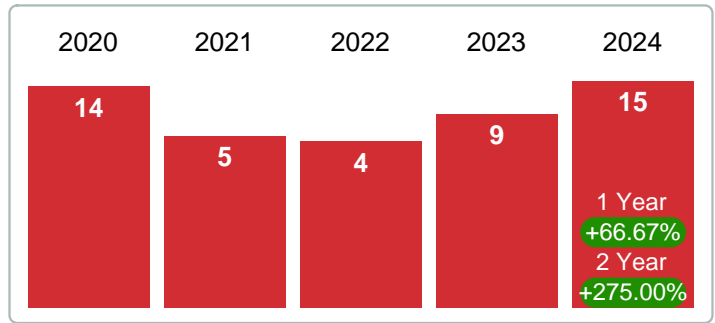
MEDIAN DAYS ON MARKET TO SALE

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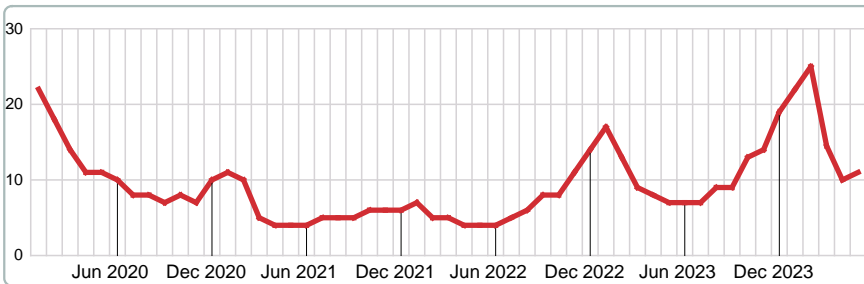
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 7

High Feb 2024 25 Low Jun 2022 4

Median Days on Market to Sale this month at 11 above the 5 yr MAY average of 7



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	9.16%	11	13	8	6	0
\$125,001 - \$175,000	9.89%	8	6	10	9	15
\$175,001 - \$225,000	13.68%	8	3	10	7	11
\$225,001 - \$325,000	28.08%	10	9	8	15	30
\$325,001 - \$425,000	16.36%	14	7	10	21	10
\$425,001 - \$600,000	12.94%	24	4	25	24	33
\$600,001 and up	9.89%	18	31	6	12	38
Median Closed DOM		11	8	9	16	27
Total Closed Units	100%	819	107	412	253	47
Total Closed Volume		279,939,913	17.79M	111.75M	121.25M	29.16M

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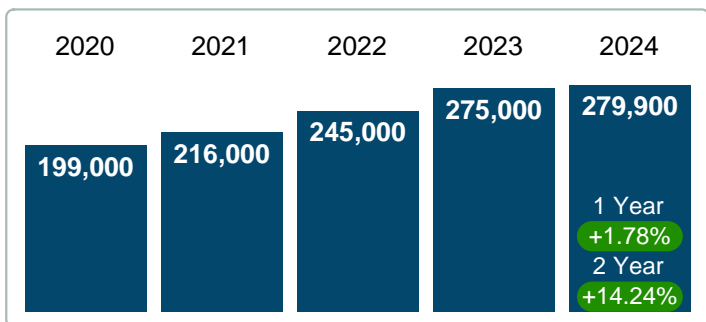
Area Delimited by County Of Tulsa - Residential Property Type



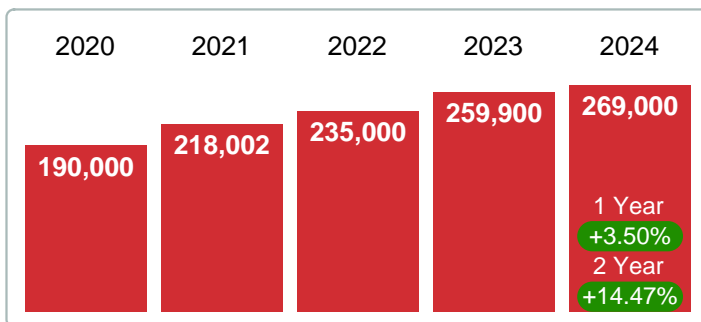
MEDIAN LIST PRICE AT CLOSING

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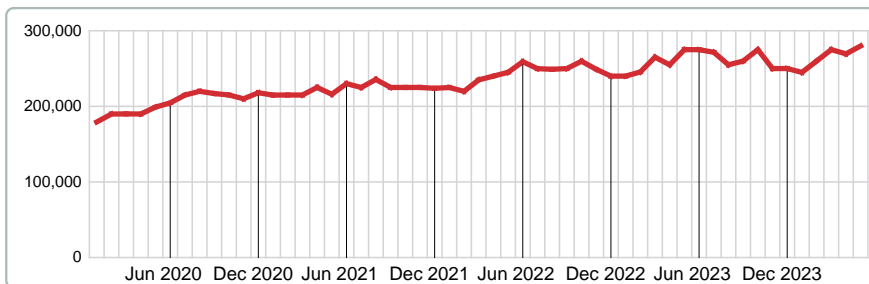
MAY



YEAR TO DATE (YTD)

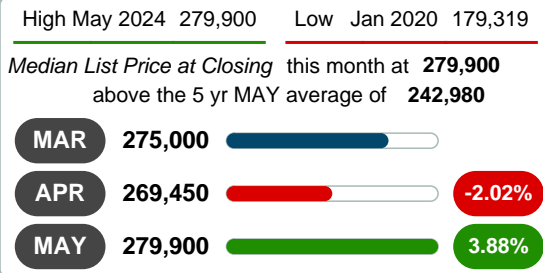


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 242,980



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	68	8.30%	97,450	89,900	100,000	0	0
\$125,001 - \$175,000	83	10.13%	155,000	139,950	160,000	165,000	0
\$175,001 - \$225,000	109	13.31%	199,900	195,000	199,900	195,000	200,000
\$225,001 - \$325,000	237	28.94%	268,000	269,900	261,200	285,000	289,900
\$325,001 - \$425,000	130	15.87%	367,250	391,250	359,900	368,000	395,000
\$425,001 - \$600,000	114	13.92%	509,950	445,000	502,500	515,000	509,900
\$600,001 and up	78	9.52%	783,950	1,025,000	761,850	839,000	752,400
Median List Price			279,900	135,000	245,000	399,900	535,900
Total Closed Units		100%	279,900	107	412	253	47
Total Closed Volume			285,258,600	18.35M	113.24M	123.07M	30.60M

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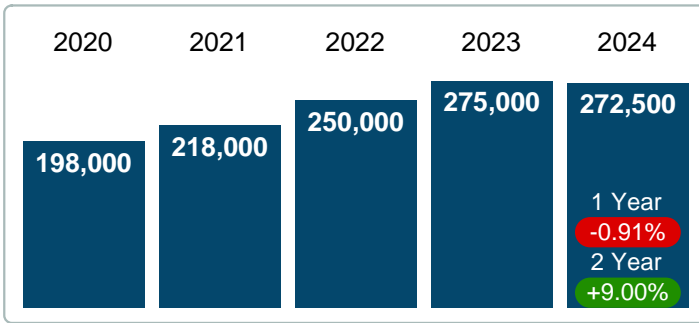
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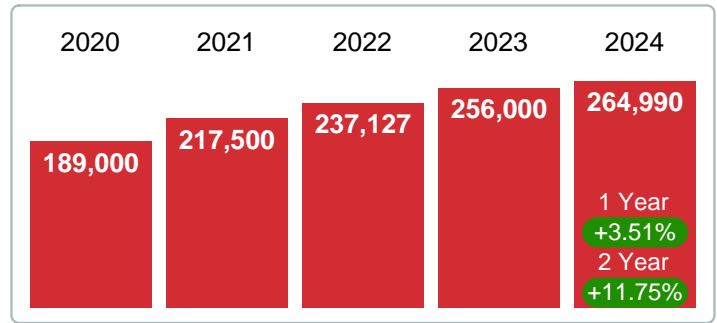
MEDIAN SOLD PRICE AT CLOSING

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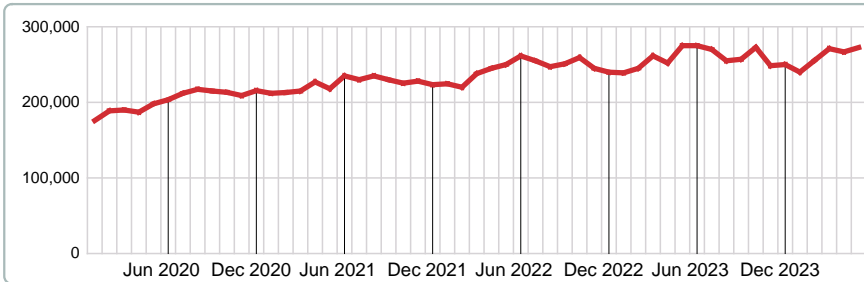
MAY



YEAR TO DATE (YTD)

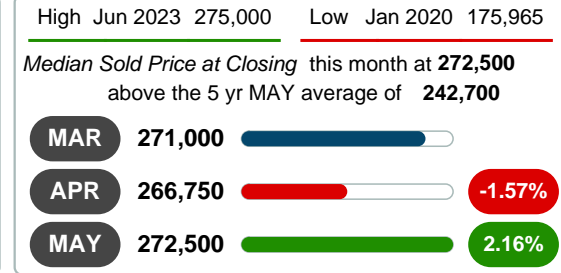


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 242,700



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	75	9.16%	99,000	89,900	100,000	125,000	0	
\$125,001 - \$175,000	81	9.89%	160,000	152,500	163,000	161,250	170,000	
\$175,001 - \$225,000	112	13.68%	200,000	195,000	200,000	200,000	215,000	
\$225,001 - \$325,000	230	28.08%	264,250	260,000	257,000	288,750	270,000	
\$325,001 - \$425,000	134	16.36%	364,000	379,000	359,900	367,500	399,500	
\$425,001 - \$600,000	106	12.94%	509,950	472,500	510,000	505,900	509,999	
\$600,001 and up	81	9.89%	750,000	1,025,000	745,000	750,000	769,900	
Median Sold Price		272,500		132,000	240,000	395,000	530,000	
Total Closed Units		819	100%	272,500	107	412	253	47
Total Closed Volume		279,939,913			17.79M	111.75M	121.25M	29.16M

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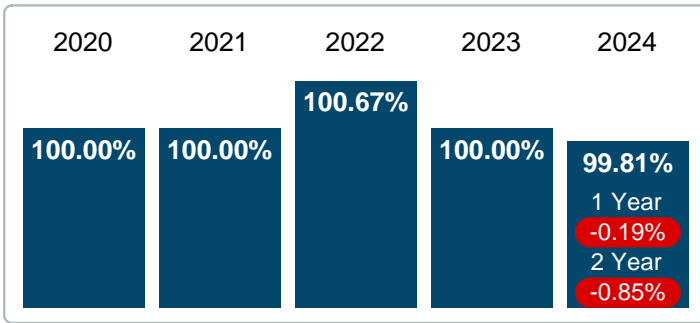
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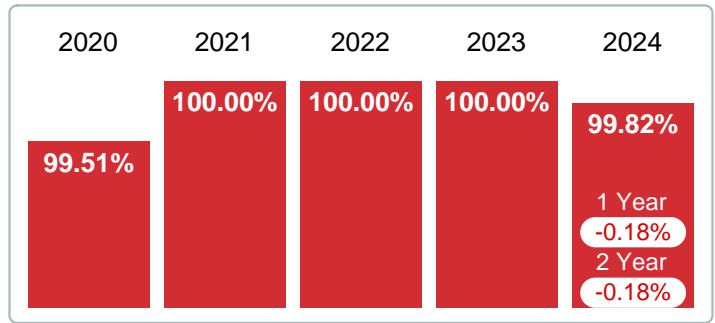
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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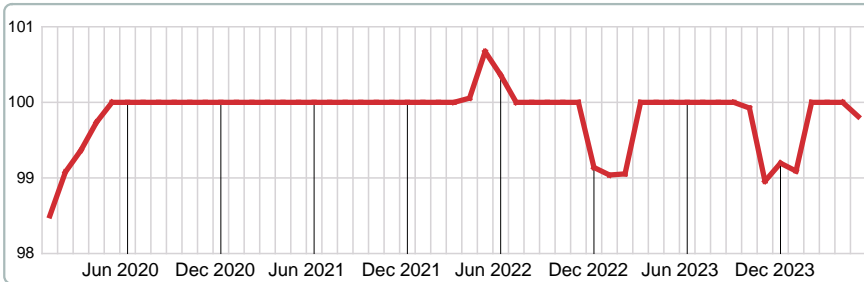
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

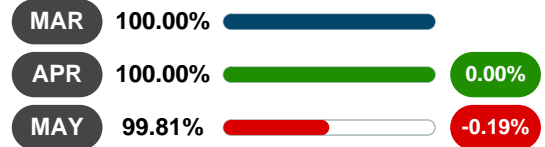


3 MONTHS

5 year MAY AVG = 100.10%

High May 2022 100.67% Low Jan 2020 98.50%

Median Sold/List Ratio this month at **99.81%** equal to 5 yr MAY average of **100.10%**



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	75	9.16%	97.73%	97.67%	98.00%	92.59%	0.00%
\$125,001 - \$175,000	81	9.89%	100.00%	100.00%	100.00%	98.48%	91.89%
\$175,001 - \$225,000	112	13.68%	98.39%	100.00%	98.51%	97.44%	100.00%
\$225,001 - \$325,000	230	28.08%	100.00%	99.05%	99.79%	100.00%	93.14%
\$325,001 - \$425,000	134	16.36%	100.00%	95.95%	99.12%	100.00%	100.00%
\$425,001 - \$600,000	106	12.94%	99.80%	98.20%	98.99%	100.00%	98.95%
\$600,001 and up	81	9.89%	98.46%	100.00%	100.00%	99.72%	97.20%
Median Sold/List Ratio		99.81%		99.09%	99.82%	100.00%	97.94%
Total Closed Units		819	100%	107	412	253	47
Total Closed Volume		279,939,913		17.79M	111.75M	121.25M	29.16M

May 2024



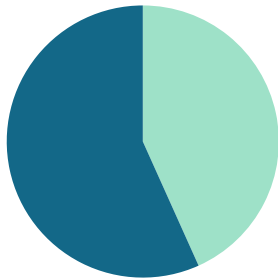
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

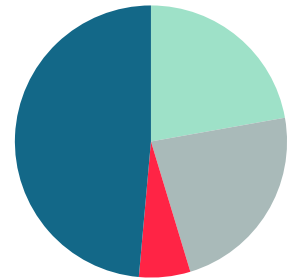


Inventory
 New Listings
1,233 = 43.28%
 Start Inventory
1,616
 Total Inventory Units
2,849
 Volume
\$1,190,185,395

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%
Median List Price	275,000	279,900	1.78%	259,900	269,000	3.50%
Median Sale Price	275,000	272,500	-0.91%	256,000	264,990	3.51%
Median Percent of Selling Price to List Price	100.00%	99.81%	-0.19%	100.00%	99.82%	-0.18%
Median Days on Market to Sale	7.00	11.00	57.14%	9.00	15.00	66.67%
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

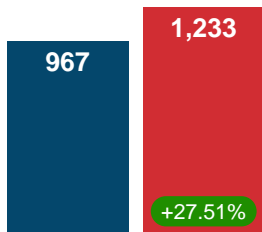
Inventory on May 31, 2024 = **1,792**

2023 **2024**

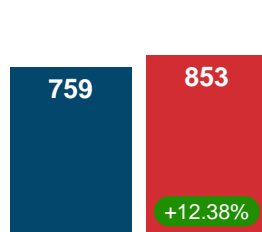
MAY MARKET

MEDIAN PRICES

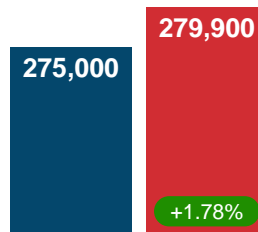
New Listings



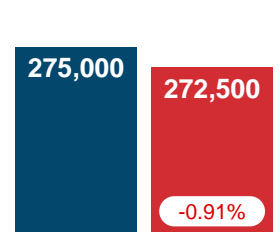
Pending Listings



List Price



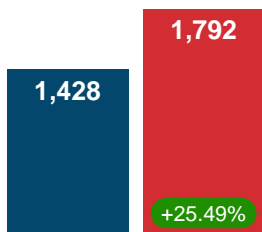
Sale Price



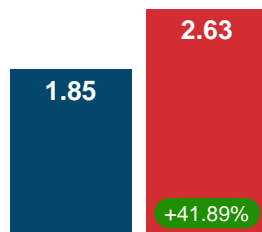
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

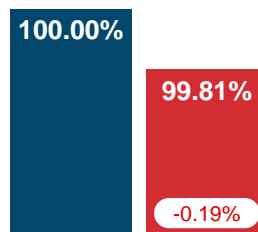
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

