

June 2024



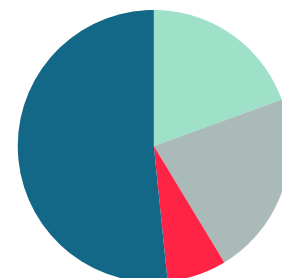
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	June 2024	+/-%
Closed Listings	1,163	1,112	-4.39%
Pending Listings	1,182	1,250	5.75%
New Listings	1,604	1,646	2.62%
Average List Price	324,995	349,312	7.48%
Average Sale Price	321,024	341,614	6.41%
Average Percent of Selling Price to List Price	99.04%	98.50%	-0.55%
Average Days on Market to Sale	26.46	30.96	16.98%
End of Month Inventory	2,481	2,950	18.90%
Months Supply of Inventory	2.22	2.87	28.94%



■ Closed (19.46%)
■ Pending (21.87%)
■ Other OffMarket (7.05%)
■ Active (51.62%)

Absorption: Last 12 months, an Average of **1,029** Sales/Month
Active Inventory as of June 30, 2024 = **2,950**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2024 rose **18.90%** to 2,950 existing homes available for sale. Over the last 12 months this area has had an average of 1,029 closed sales per month. This represents an unsold inventory index of **2.87** 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 **6.41%** in June 2024 to \$341,614 versus the previous year at \$321,024.

Average Days on Market Lengthens

The average number of **30.96** days that homes spent on the market before selling increased by 4.49 days or **16.98%** in June 2024 compared to last year's same month at **26.46** DOM.

Sales Success for June 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 1,646 New Listings in June 2024, up **2.62%** from last year at 1,604. Furthermore, there were 1,112 Closed Listings this month versus last year at 1,163, a **-4.39%** decrease.

Closed versus Listed trends yielded a **67.6%** ratio, down from previous year's, June 2023, at **72.5%**, a **6.82%** 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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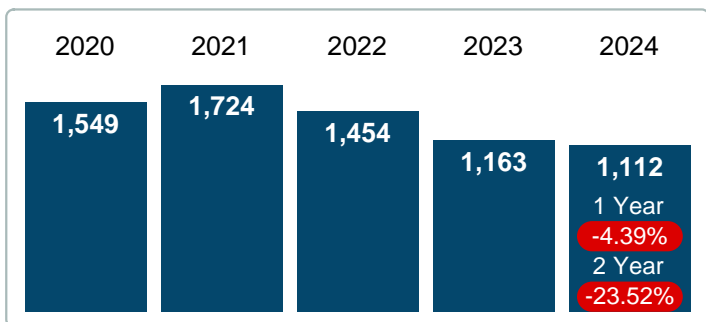
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



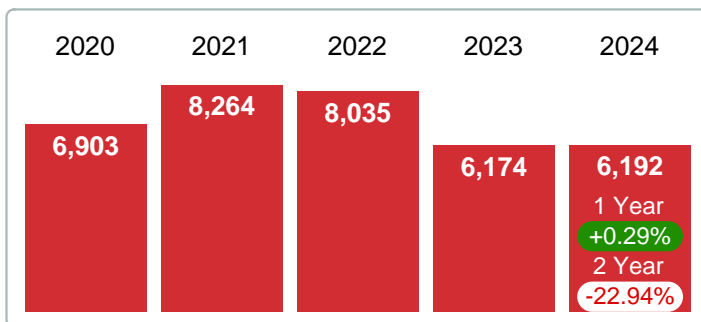
CLOSED LISTINGS

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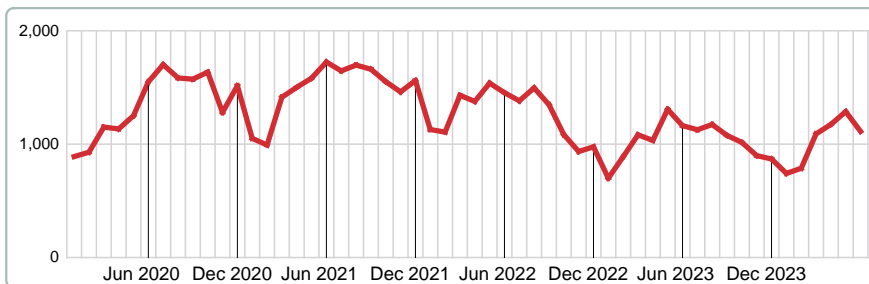
JUNE



YEAR TO DATE (YTD)

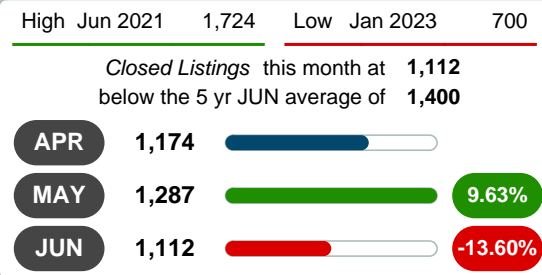


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1,400



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	95	8.54%	30.7	58	30	6	1
\$125,001 - \$175,000	112	10.07%	23.4	30	71	6	5
\$175,001 - \$225,000	146	13.13%	17.7	17	110	18	1
\$225,001 - \$325,000	348	31.29%	25.2	12	241	91	4
\$325,001 - \$400,000	159	14.30%	36.9	7	64	76	12
\$400,001 - \$550,000	132	11.87%	53.5	9	38	68	17
\$550,001 and up	120	10.79%	38.2	1	25	67	27
Total Closed Units	1,112			134	579	332	67
Total Closed Volume	379,874,355	100%	31.0	23.68M	164.49M	142.75M	48.95M
Average Closed Price	\$341,614			\$176,739	\$284,095	\$429,983	\$730,544

June 2024



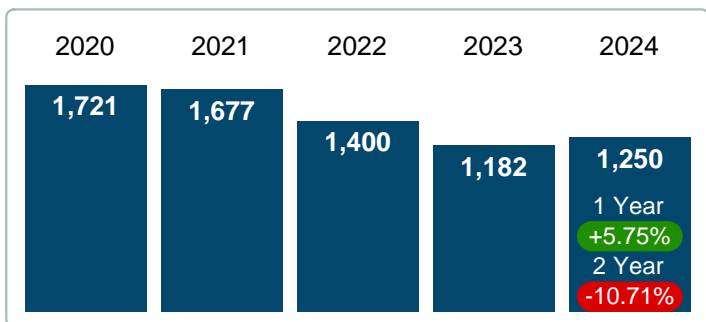
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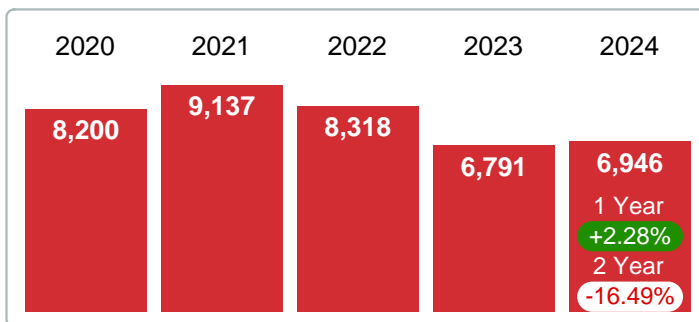
PENDING LISTINGS

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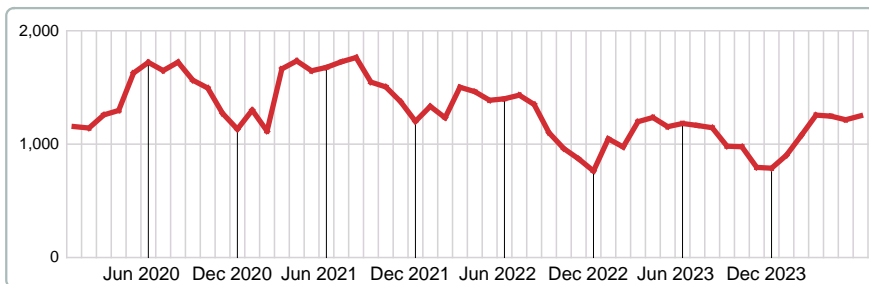
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1,446

High Aug 2021 1,764 Low Dec 2022 763

Pending Listings this month at 1,250 below the 5 yr JUN average of 1,446



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	122	9.76%	39.3	58	60	4	0
\$125,001 - \$175,000	128	10.24%	27.2	30	81	16	1
\$175,001 - \$225,000	155	12.40%	23.3	17	123	14	1
\$225,001 - \$300,000	330	26.40%	30.9	14	238	69	9
\$300,001 - \$375,000	190	15.20%	33.9	5	88	89	8
\$375,001 - \$550,000	196	15.68%	51.9	9	61	112	14
\$550,001 and up	129	10.32%	52.7	0	27	70	32
Total Pending Units	1,250			133	678	374	65
Total Pending Volume	424,241,747	100%	31.3	21.87M	181.73M	165.36M	55.28M
Average Listing Price	\$354,779			\$164,438	\$268,040	\$442,128	\$850,529

June 2024



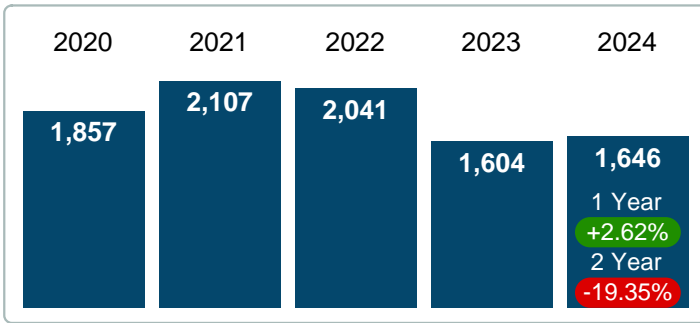
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



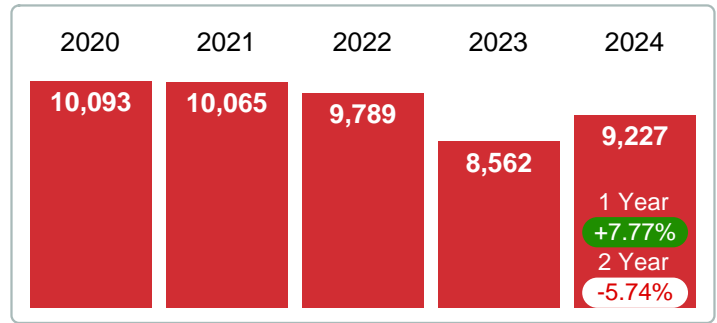
NEW LISTINGS

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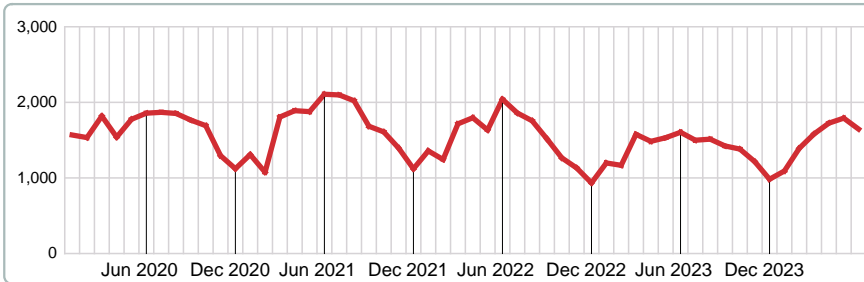
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

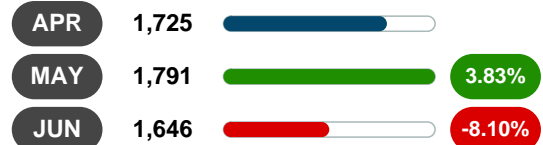


3 MONTHS

5 year JUN AVG = 1,851

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at 1,646 below the 5 yr JUN average of 1,851



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	134	8.14%	69	57	8	0
\$125,001 - \$175,000	144	8.75%	43	90	11	0
\$175,001 - \$250,000	352	21.39%	41	258	50	3
\$250,001 - \$325,000	346	21.02%	11	230	96	9
\$325,001 - \$425,000	282	17.13%	11	125	138	8
\$425,001 - \$625,000	210	12.76%	10	61	112	27
\$625,001 and up	178	10.81%	8	35	80	55
Total New Listed Units	1,646		193	856	495	102
Total New Listed Volume	614,001,982	100%	40.68M	253.33M	223.81M	96.18M
Average New Listed Listing Price	\$394,531		\$210,787	\$295,950	\$452,135	\$942,942

June 2024



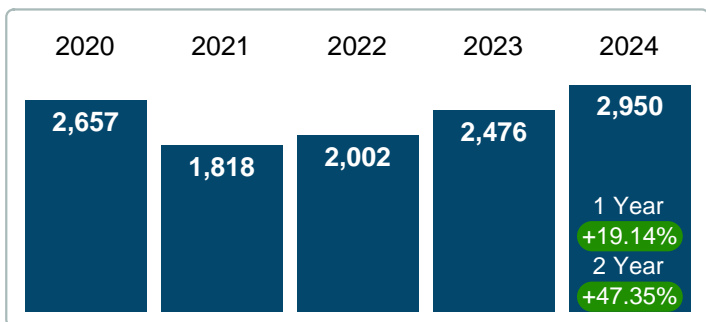
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



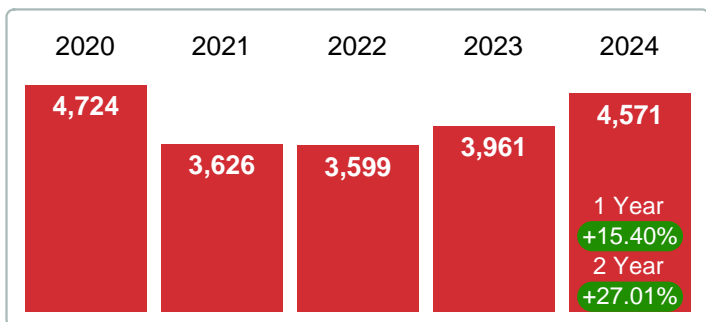
ACTIVE INVENTORY

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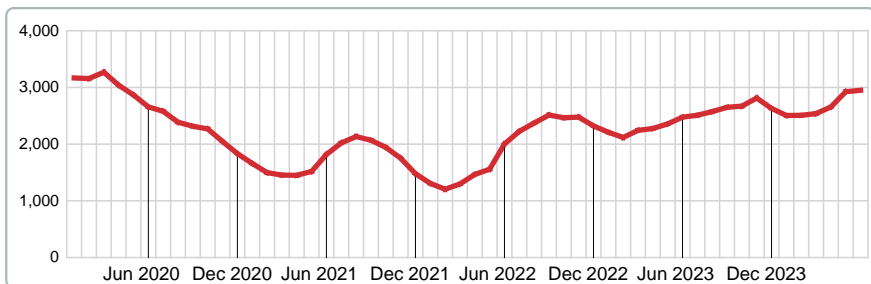
END OF JUNE



ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2,381

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

Inventory this month at 2,950 above the 5 yr JUN average of 2,381



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	243	8.24%	81.4	123	98	18	4
\$125,001 - \$200,000	334	11.32%	47.5	92	203	34	5
\$200,001 - \$275,000	460	15.59%	48.9	37	316	102	5
\$275,001 - \$400,000	787	26.68%	57.3	28	396	321	42
\$400,001 - \$525,000	448	15.19%	70.6	17	184	204	43
\$525,001 - \$725,000	367	12.44%	77.4	25	69	207	66
\$725,001 and up	311	10.54%	68.5	12	45	149	105
Total Active Inventory by Units	2,950			334	1,311	1,035	270
Total Active Inventory by Volume	1,291,651,405	100%	62.6	80.46M	430.53M	543.65M	237.01M
Average Active Inventory Listing Price	\$437,848			\$240,912	\$328,397	\$525,266	\$877,810

June 2024



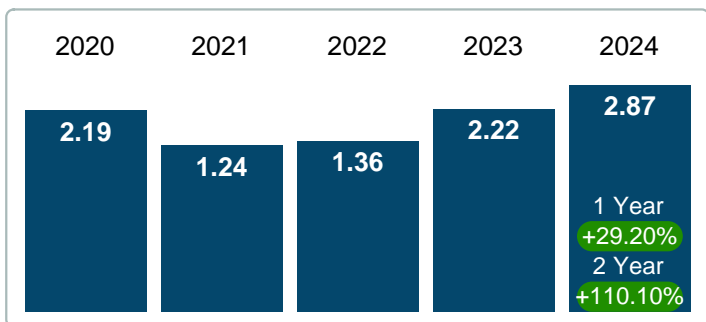
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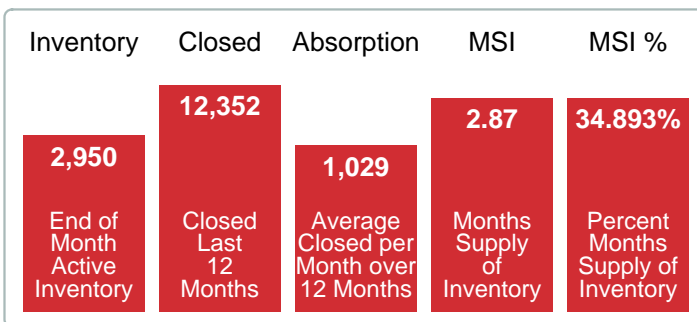
MONTHS SUPPLY of INVENTORY (MSI)

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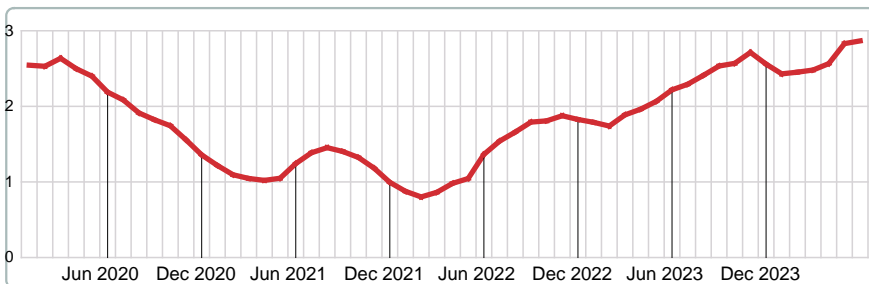
MSI FOR JUNE



INDICATORS FOR JUNE 2024

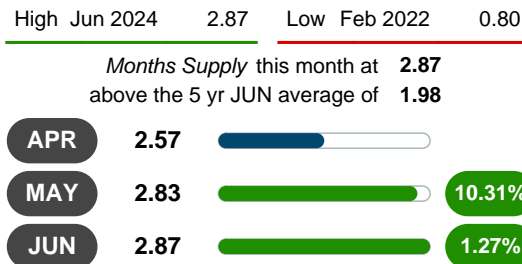


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1.98



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	243	8.24%	2.14	2.10	2.03	3.09	3.69
\$125,001 - \$200,000	334	11.32%	1.67	2.56	1.42	1.73	3.33
\$200,001 - \$275,000	460	15.59%	1.85	2.39	1.70	2.33	1.46
\$275,001 - \$400,000	787	26.68%	3.03	3.05	3.18	2.80	3.79
\$400,001 - \$525,000	448	15.19%	4.44	5.83	5.78	3.73	3.77
\$525,001 - \$725,000	367	12.44%	5.26	23.08	4.34	5.20	5.08
\$725,001 and up	311	10.54%	8.33	24.00	7.61	7.58	9.33
Market Supply of Inventory (MSI)			2.87	2.70	2.36	3.47	5.12
Total Active Inventory by Units		100%	2,950	334	1,311	1,035	270

June 2024



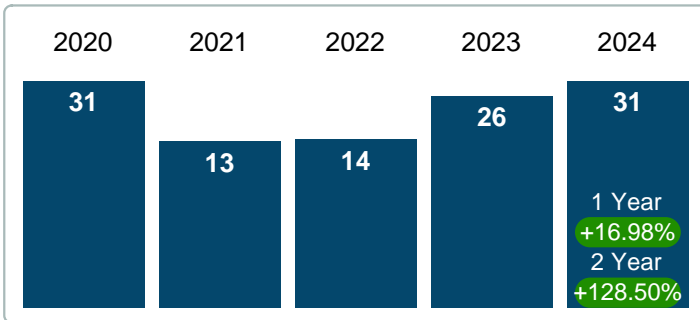
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



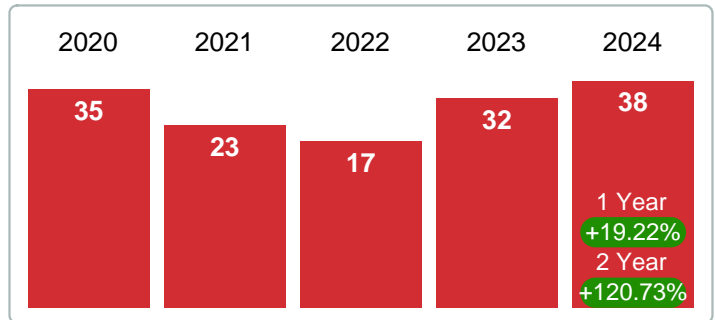
AVERAGE DAYS ON MARKET TO SALE

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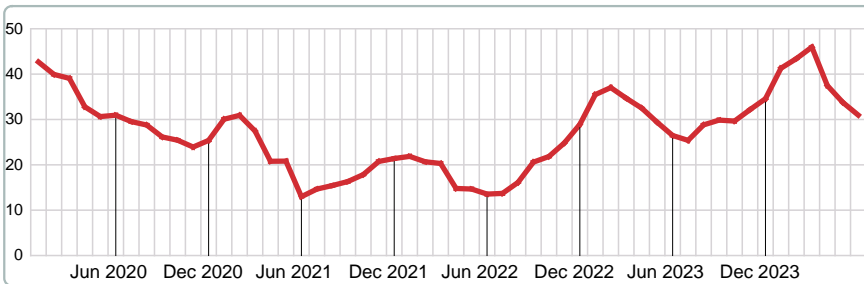
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

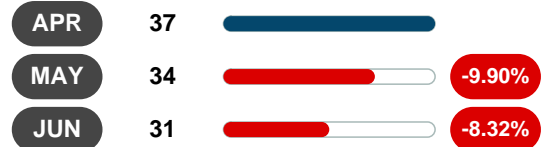


3 MONTHS

5 year JUN AVG = 23

High Mar 2024 46 Low Jun 2021 13

Average Days on Market to Sale this month at 31 above the 5 yr JUN average of 23



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	8.54%	31	25	41	40	1
\$125,001 - \$175,000	10.07%	23	26	22	39	7
\$175,001 - \$225,000	13.13%	18	21	18	17	1
\$225,001 - \$325,000	31.29%	25	30	24	28	14
\$325,001 - \$400,000	14.30%	37	19	38	38	37
\$400,001 - \$550,000	11.87%	54	40	52	53	65
\$550,001 and up	10.79%	38	1	32	35	54
Average Closed DOM		31	26	27	36	46
Total Closed Units		1,112	134	579	332	67
Total Closed Volume		379,874,355	23.68M	164.49M	142.75M	48.95M

June 2024



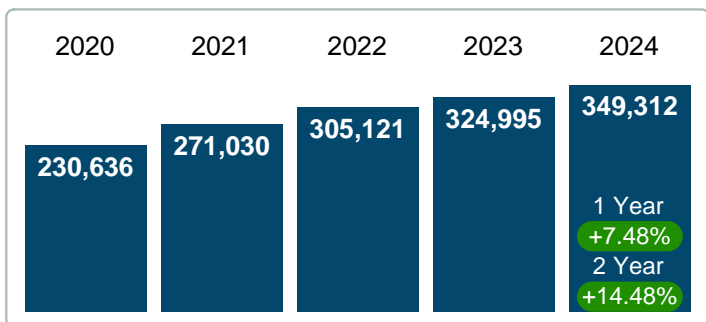
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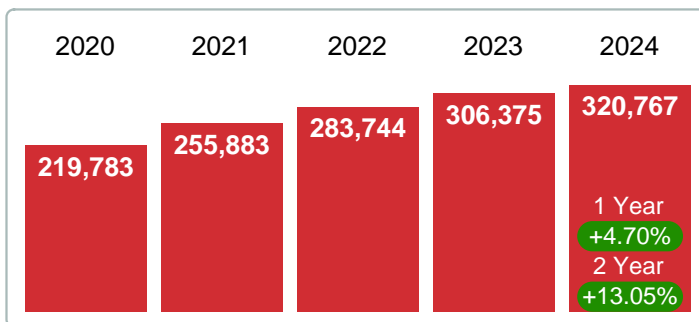
AVERAGE LIST PRICE AT CLOSING

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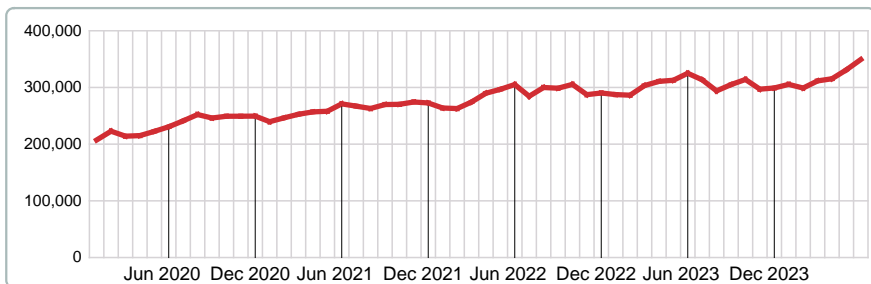
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 296,219

High Jun 2024 349,312 Low Jan 2020 207,292

Average List Price at Closing this month at **349,312**
above the 5 yr JUN average of **296,219**

- APR 315,317
- MAY 331,059 4.99%
- JUN 349,312 5.51%

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 95	8.54%	92,014	92,144	92,320	103,733	101,000
\$125,001 - \$175,000 104	9.35%	153,676	150,563	158,349	148,550	160,000
\$175,001 - \$225,000 151	13.58%	205,246	207,847	207,709	210,917	215,000
\$225,001 - \$325,000 337	30.31%	276,841	274,396	276,237	287,105	281,225
\$325,001 - \$400,000 171	15.38%	362,771	376,056	365,947	366,718	372,292
\$400,001 - \$550,000 132	11.87%	478,180	479,544	477,277	486,546	458,159
\$550,001 and up 122	10.97%	936,641	625,000	952,855	780,096	1,340,987
Average List Price		349,312	181,050	291,558	435,720	756,772
Total Closed Units	100%	349,312	134	579	332	67
Total Closed Volume		388,435,142	24.26M	168.81M	144.66M	50.70M

June 2024



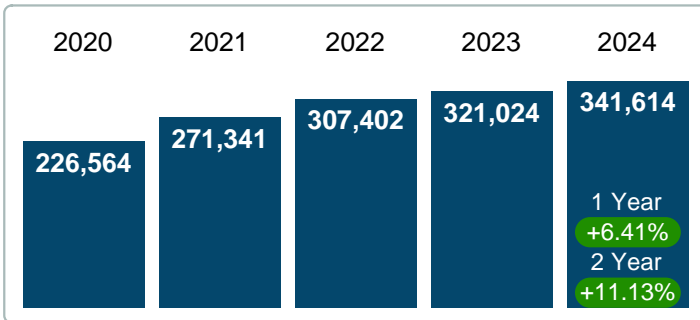
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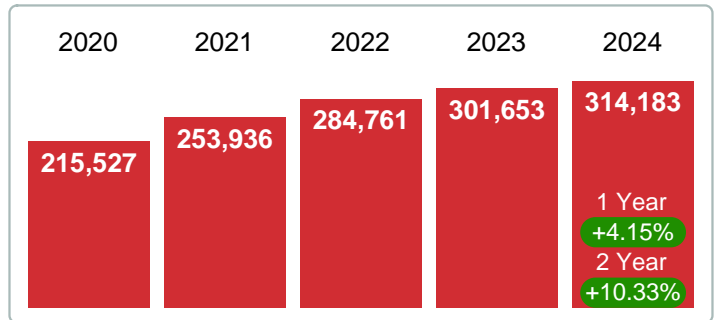
AVERAGE SOLD PRICE AT CLOSING

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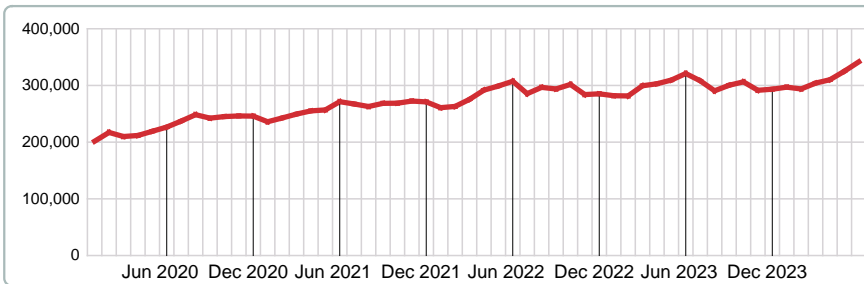
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

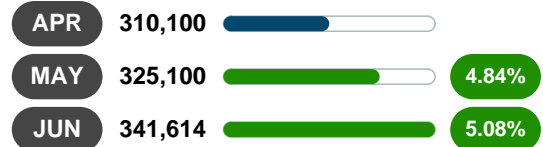


3 MONTHS

5 year JUN AVG = 293,589

High Jun 2024 341,614 Low Jan 2020 201,604

Average Sold Price at Closing this month at **341,614** above the 5 yr JUN average of **293,589**



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	8.54%	88,584	87,754	86,492	103,167	112,000
\$125,001 - \$175,000	10.07%	153,641	149,642	155,257	149,213	160,000
\$175,001 - \$225,000	13.13%	204,437	205,806	203,783	206,278	220,000
\$225,001 - \$325,000	31.29%	276,231	263,417	273,597	284,346	288,725
\$325,001 - \$400,000	14.30%	361,536	365,214	360,246	362,516	360,061
\$400,001 - \$550,000	11.87%	474,118	473,639	468,293	482,382	454,335
\$550,001 and up	10.79%	901,727	625,000	866,755	765,645	1,282,042
Average Sold Price		341,614	176,739	284,095	429,983	730,544
Total Closed Units	100%	341,614	134	579	332	67
Total Closed Volume		379,874,355	23.68M	164.49M	142.75M	48.95M

June 2024



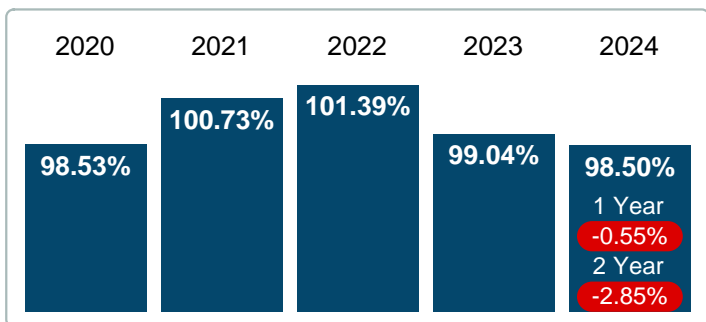
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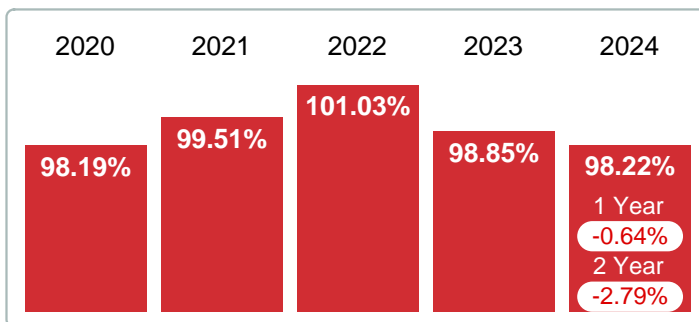
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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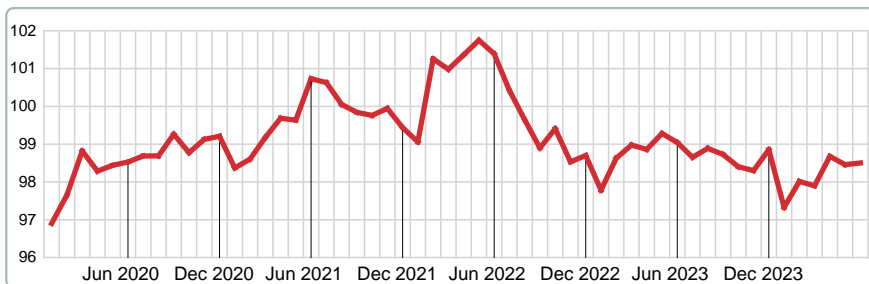
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

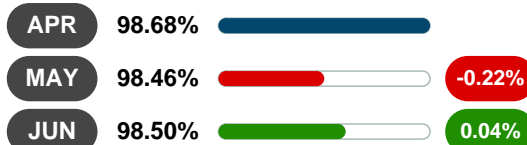


3 MONTHS

5 year JUN AVG = 99.64%

High May 2022 101.75% Low Jan 2020 96.90%

Average Sold/List Ratio this month at **98.50%**
below the 5 yr JUN average of **99.64%**



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	95	8.54%	95.32%	94.80%	95.02%	99.19%	110.89%
\$125,001 - \$175,000	112	10.07%	98.97%	99.97%	98.35%	100.53%	100.00%
\$175,001 - \$225,000	146	13.13%	98.46%	99.29%	98.38%	97.97%	102.33%
\$225,001 - \$325,000	348	31.29%	99.19%	96.21%	99.20%	99.41%	102.54%
\$325,001 - \$400,000	159	14.30%	98.56%	97.16%	98.60%	98.89%	97.09%
\$400,001 - \$550,000	132	11.87%	99.00%	98.91%	98.44%	99.25%	99.31%
\$550,001 and up	120	10.79%	98.00%	100.00%	95.14%	99.33%	97.30%
Average Sold/List Ratio		98.50%		97.09%	98.43%	99.18%	98.57%
Total Closed Units		1,112	100%	134	579	332	67
Total Closed Volume		379,874,355		23.68M	164.49M	142.75M	48.95M

June 2024



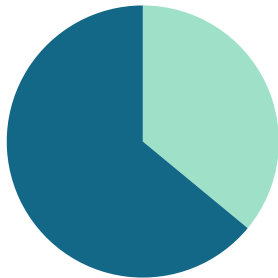
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

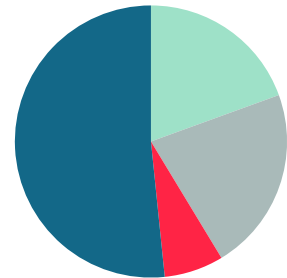


Inventory
 New Listings
1,646 = 35.99%
 Start Inventory
2,928
 Total Inventory Units
4,574
 Volume
\$1,876,302,313

Market Activity

Closed Sales
1,112 = 19.46%
 Pending Sales
1,250 = 21.87%
 Other Off Market
403 = 7.05%
 Active Inventory
2,950 = 51.62%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	1,163	1,112	-4.39%	6,174	6,192	0.29%
Pending Sales	1,182	1,250	5.75%	6,791	6,946	2.28%
New Listings	1,604	1,646	2.62%	8,562	9,227	7.77%
Average List Price	324,995	349,312	7.48%	306,375	320,767	4.70%
Average Sale Price	321,024	341,614	6.41%	301,653	314,183	4.15%
Average Percent of Selling Price to List Price	99.04%	98.50%	-0.55%	98.85%	98.22%	-0.64%
Average Days on Market to Sale	26.46	30.96	16.98%	32.07	38.24	19.22%
Monthly Inventory	2,481	2,950	18.90%	2,481	2,950	18.90%
Months Supply of Inventory	2.22	2.87	28.94%	2.22	2.87	28.94%

Absorption: Last 12 months, an Average of **1,029** Sales/Month

Inventory on June 30, 2024 = 2,950

2023 2024

JUNE MARKET

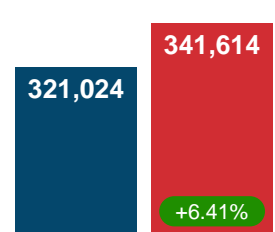
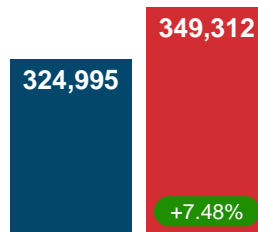
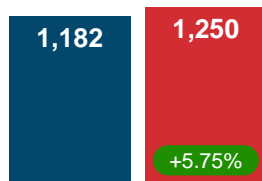
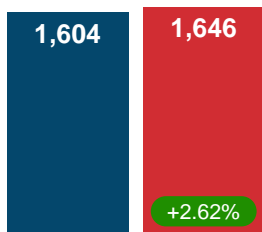
AVERAGE PRICES

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

