

June 2024



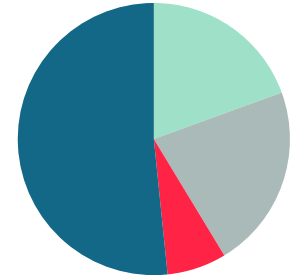
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



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%
Median List Price	275,000	289,207	5.17%
Median Sale Price	272,500	285,000	4.59%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	13.00	62.50%
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.

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 **4.59%** in June 2024 to \$285,000 versus the previous year at \$272,500.

Median Days on Market Lengthens

The median number of **13.00** days that homes spent on the market before selling increased by 5.00 days or **62.50%** in June 2024 compared to last year's same month at **8.00** DOM.

Sales Success for June 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 1,646 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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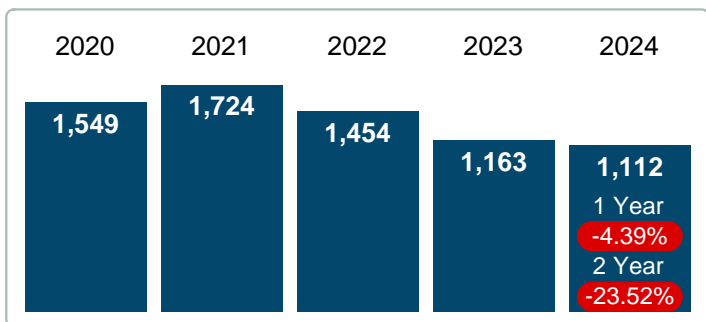
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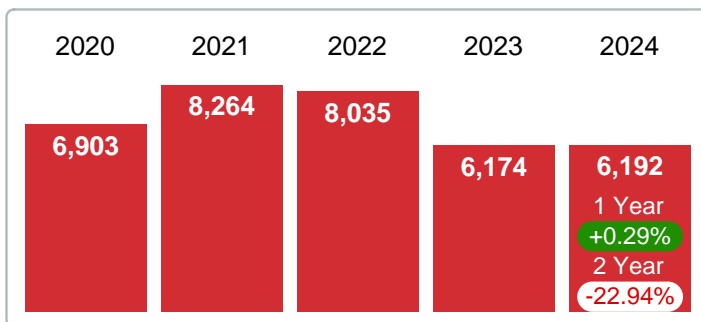
CLOSED LISTINGS

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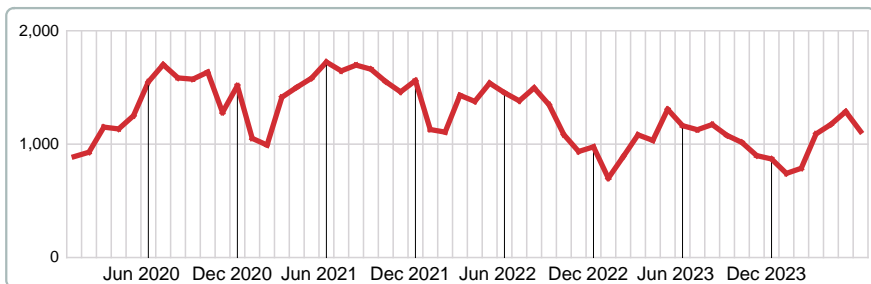
JUNE



YEAR TO DATE (YTD)

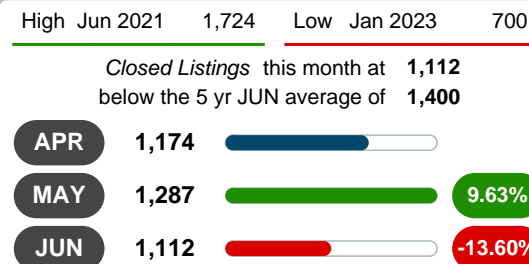


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1,400



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	95	8.54%	9.0	58	30	6	1
\$125,001 - \$175,000	112	10.07%	7.0	30	71	6	5
\$175,001 - \$225,000	146	13.13%	10.0	17	110	18	1
\$225,001 - \$325,000	348	31.29%	13.0	12	241	91	4
\$325,001 - \$400,000	159	14.30%	21.0	7	64	76	12
\$400,001 - \$550,000	132	11.87%	23.5	9	38	68	17
\$550,001 and up	120	10.79%	18.5	1	25	67	27
Total Closed Units	1,112			134	579	332	67
Total Closed Volume	379,874,355	100%	13.0	23.68M	164.49M	142.75M	48.95M
Median Closed Price	\$285,000			\$136,000	\$257,000	\$371,500	\$460,000

June 2024



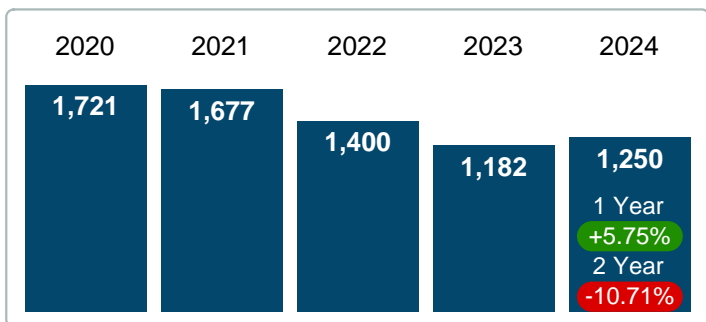
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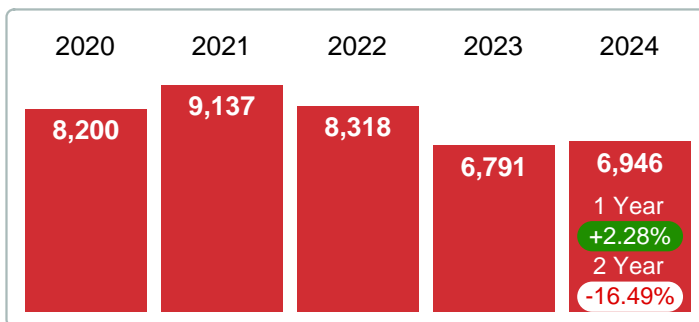
PENDING LISTINGS

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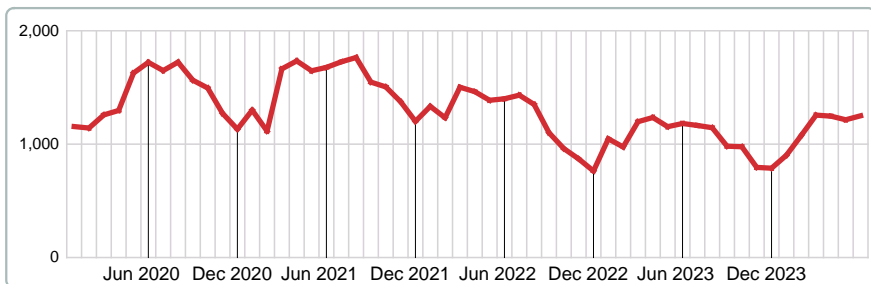
JUNE



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	122	9.76%	23.0	58	60	4	0
\$125,001 - \$175,000	128	10.24%	12.0	30	81	16	1
\$175,001 - \$225,000	155	12.40%	12.0	17	123	14	1
\$225,001 - \$300,000	330	26.40%	14.5	14	238	69	9
\$300,001 - \$375,000	190	15.20%	14.0	5	88	89	8
\$375,001 - \$550,000	196	15.68%	21.5	9	61	112	14
\$550,001 and up	129	10.32%	26.0	0	27	70	32
Total Pending Units	1,250			133	678	374	65
Total Pending Volume	424,241,747	100%	17.0	21.87M	181.73M	165.36M	55.28M
Median Listing Price	\$279,450			\$135,000	\$249,000	\$372,495	\$544,900

June 2024



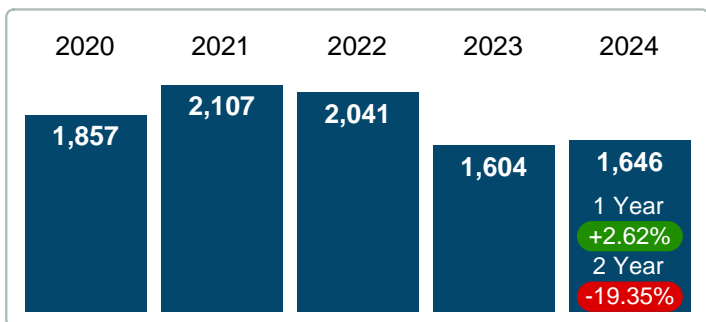
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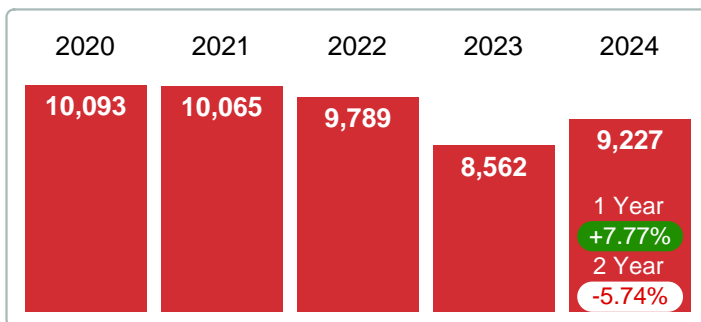
NEW LISTINGS

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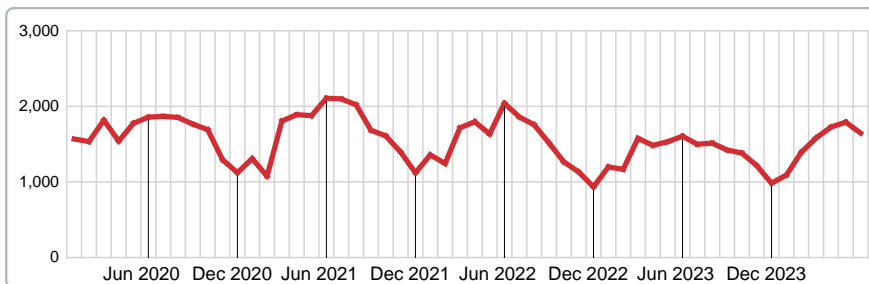
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

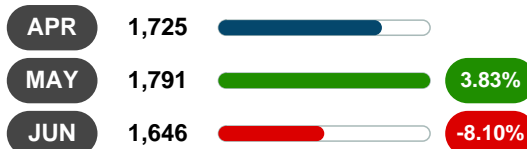


3 MONTHS

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
Median New Listed Listing Price	\$298,950		\$150,000	\$260,000	\$375,000	\$649,900

June 2024



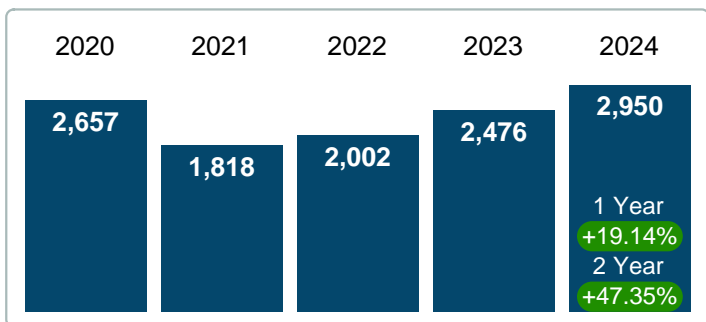
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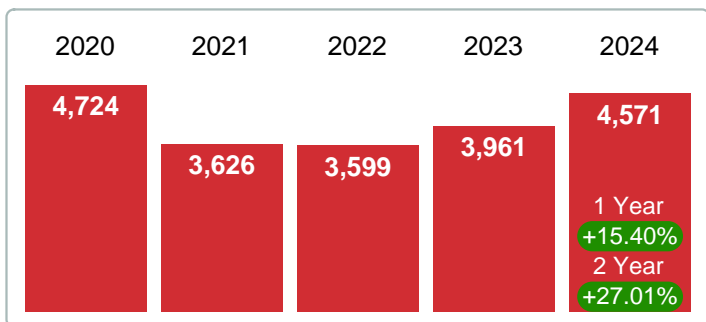
ACTIVE INVENTORY

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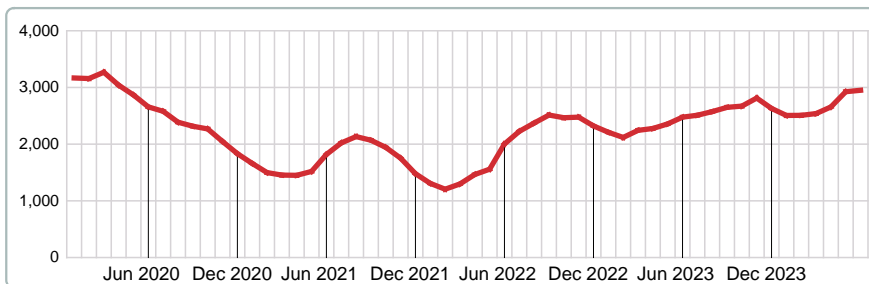
END OF JUNE



ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS

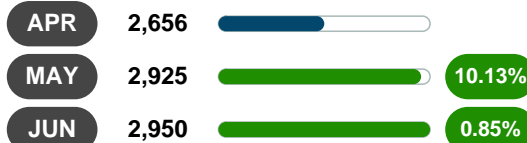


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	243	8.24%	55.0	123	98	18	4
\$125,001 - \$200,000	334	11.32%	37.0	92	203	34	5
\$200,001 - \$275,000	460	15.59%	31.0	37	316	102	5
\$275,001 - \$400,000	787	26.68%	40.0	28	396	321	42
\$400,001 - \$525,000	448	15.19%	55.0	17	184	204	43
\$525,001 - \$725,000	367	12.44%	52.0	25	69	207	66
\$725,001 and up	311	10.54%	53.0	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%	44.0	80.46M	430.53M	543.65M	237.01M
Median Active Inventory Listing Price	\$339,900			\$159,900	\$285,000	\$429,999	\$647,000

June 2024



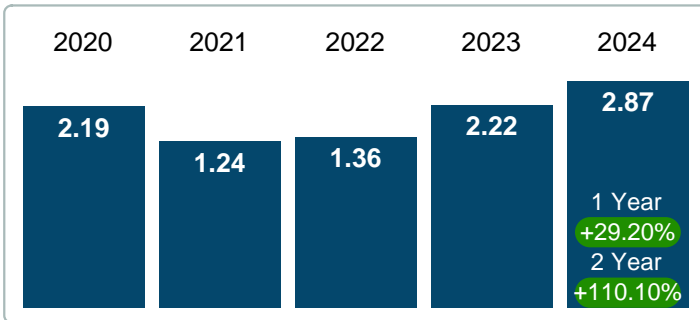
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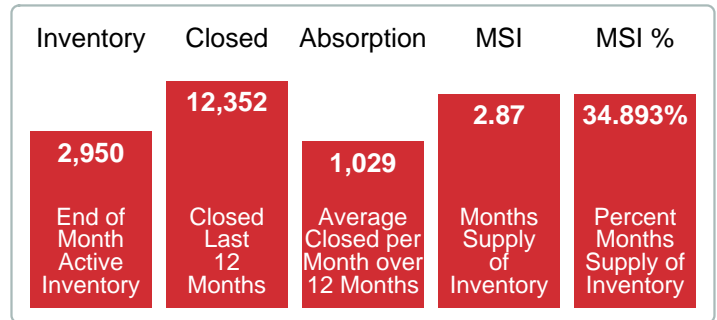
MONTHS SUPPLY of INVENTORY (MSI)

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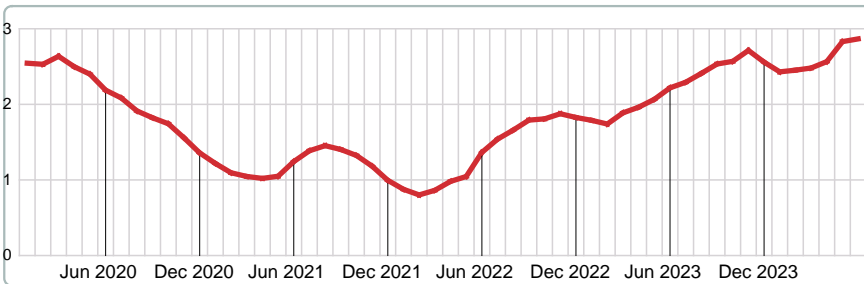
MSI FOR JUNE



INDICATORS FOR JUNE 2024

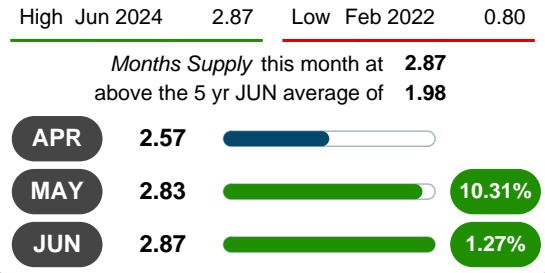


5 YEAR MARKET ACTIVITY TRENDS



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



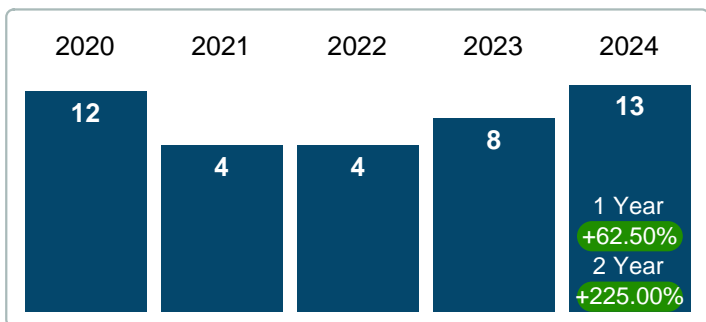
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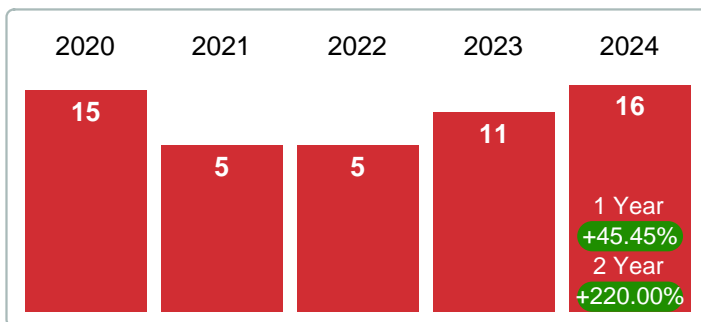
MEDIAN DAYS ON MARKET TO SALE

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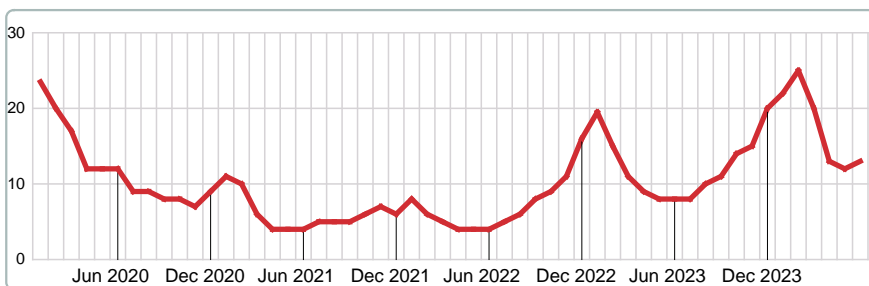
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 8

High Feb 2024 25 Low Jun 2022 4

Median Days on Market to Sale this month at 13 above the 5 yr JUN average of 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	8.54%	9	8	15	33	1
\$125,001 - \$175,000	10.07%	7	5	8	27	7
\$175,001 - \$225,000	13.13%	10	9	10	11	1
\$225,001 - \$325,000	31.29%	13	21	12	18	9
\$325,001 - \$400,000	14.30%	21	4	20	27	17
\$400,001 - \$550,000	11.87%	24	2	20	23	54
\$550,001 and up	10.79%	19	1	28	16	28
Median Closed DOM		13	8	12	18	22
Total Closed Units	100%	1,112	134	579	332	67
Total Closed Volume		379,874,355	23.68M	164.49M	142.75M	48.95M

June 2024



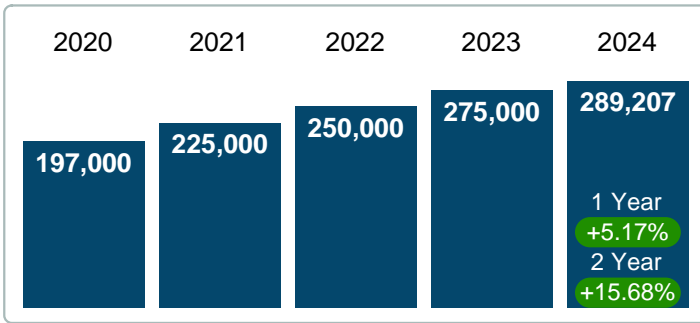
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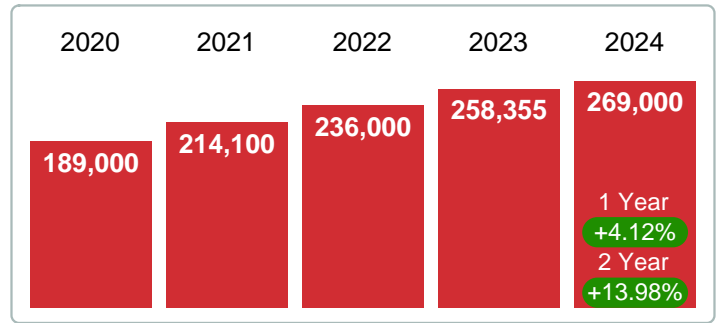
MEDIAN LIST PRICE AT CLOSING

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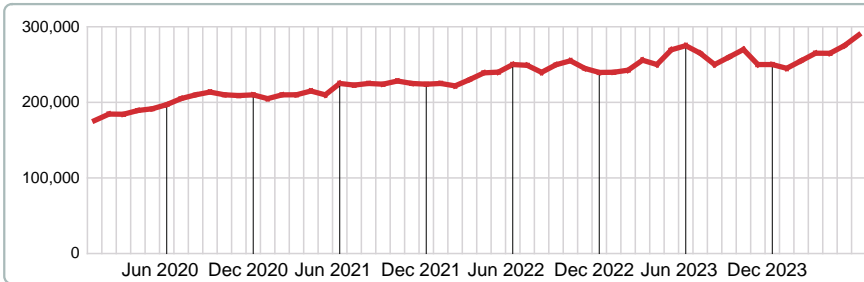
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 247,241

High Jun 2024 289,207 Low Jan 2020 175,910

Median List Price at Closing this month at **289,207**
above the 5 yr JUN average of **247,241**

APR	264,900	<div style="width: 80%;"></div>
MAY	274,990	<div style="width: 90%;"></div> 3.81%
JUN	289,207	<div style="width: 100%;"></div> 5.17%

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	95	8.54%	98,000	95,000	97,450	110,000	101,000
\$125,001 - \$175,000	104	9.35%	157,450	148,700	160,000	156,450	160,000
\$175,001 - \$225,000	151	13.58%	205,000	199,900	205,000	204,000	215,000
\$225,001 - \$325,000	337	30.31%	279,000	250,000	275,000	288,995	287,500
\$325,001 - \$400,000	171	15.38%	359,900	359,900	359,965	359,900	359,700
\$400,001 - \$550,000	132	11.87%	479,000	459,000	467,450	485,000	440,000
\$550,001 and up	122	10.97%	697,000	612,500	659,103	680,000	835,000
Median List Price			289,207	139,500	259,900	369,900	450,000
Total Closed Units		100%	289,207	134	579	332	67
Total Closed Volume			388,435,142	24.26M	168.81M	144.66M	50.70M

June 2024



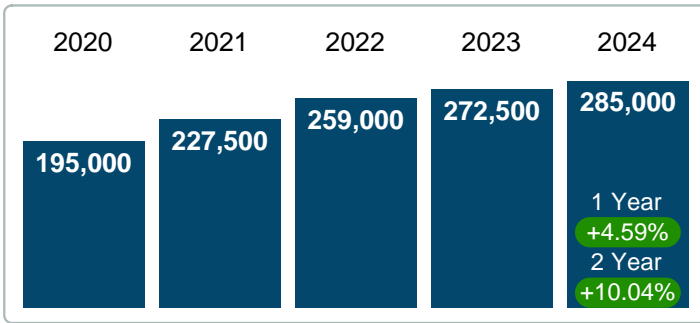
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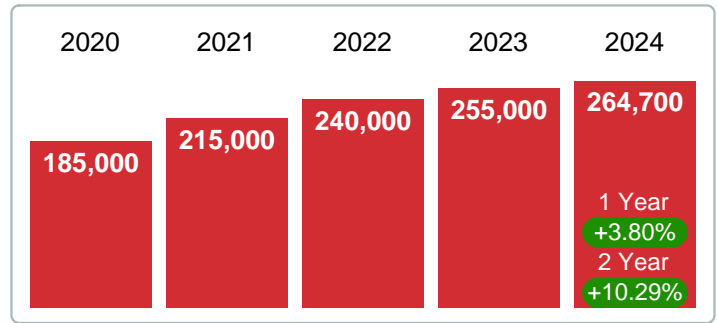
MEDIAN SOLD PRICE AT CLOSING

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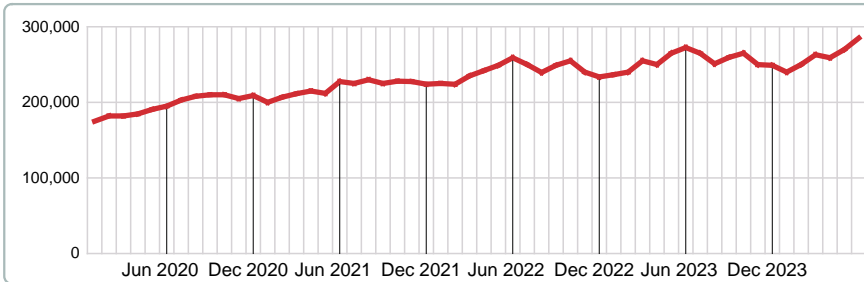
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 247,800

High Jun 2024 285,000 Low Jan 2020 175,000
 Median Sold Price at Closing this month at **285,000**
 above the 5 yr JUN average of **247,800**

APR	259,028	<div style="width: 80%;"></div>
MAY	269,900	<div style="width: 90%;"></div> 4.20%
JUN	285,000	<div style="width: 100%;"></div> 5.59%

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	95	8.54%	94,000	92,500	87,500	108,500	112,000
\$125,001 - \$175,000	112	10.07%	157,000	146,450	160,000	147,500	160,000
\$175,001 - \$225,000	146	13.13%	203,125	210,000	202,500	205,500	220,000
\$225,001 - \$325,000	348	31.29%	279,450	252,750	273,000	288,990	297,500
\$325,001 - \$400,000	159	14.30%	359,900	365,000	358,450	361,950	351,000
\$400,001 - \$550,000	132	11.87%	475,000	474,000	458,212	481,500	434,999
\$550,001 and up	120	10.79%	696,950	625,000	688,175	665,000	825,000
Median Sold Price			285,000	136,000	257,000	371,500	460,000
Total Closed Units		100%	285,000	134	579	332	67
Total Closed Volume			379,874,355	23.68M	164.49M	142.75M	48.95M

June 2024



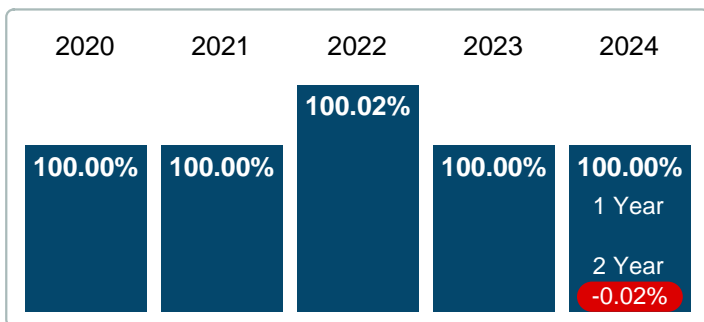
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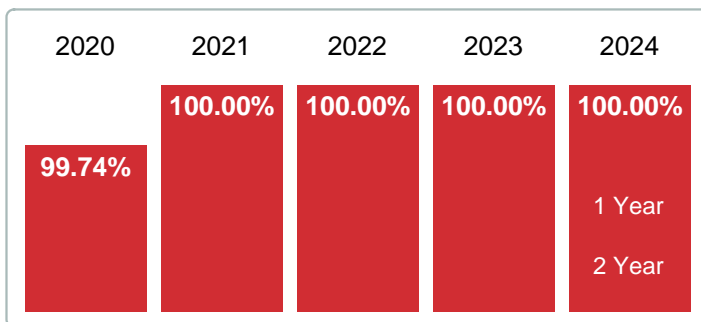
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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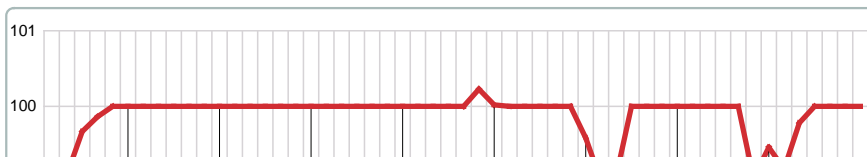
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 100.00%

High May 2022 100.23% Low Jan 2020 98.52%

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

APR 100.00%
MAY 100.00%
JUN 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	95	8.54%	97.02%	96.40%	100.00%	99.05%	110.89%
\$125,001 - \$175,000	112	10.07%	100.00%	100.00%	100.00%	100.00%	100.00%
\$175,001 - \$225,000	146	13.13%	100.00%	100.00%	100.00%	100.00%	102.33%
\$225,001 - \$325,000	348	31.29%	100.00%	97.39%	100.00%	99.68%	100.00%
\$325,001 - \$400,000	159	14.30%	99.88%	96.55%	100.00%	100.00%	97.45%
\$400,001 - \$550,000	132	11.87%	99.89%	97.35%	98.36%	100.00%	100.00%
\$550,001 and up	120	10.79%	99.45%	100.00%	98.13%	100.00%	98.08%
Median Sold/List Ratio		100.00%		98.05%	100.00%	100.00%	99.51%
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



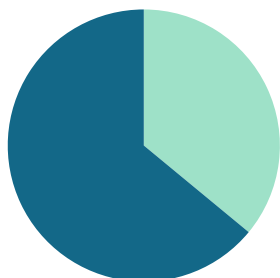
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

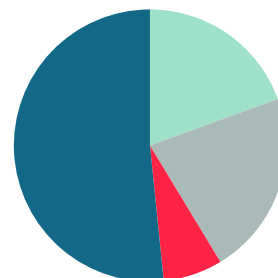


Inventory
 New Listings
1,646 = 35.99%
 Start Inventory
2,928
 Total Inventory Units
4,574
 Volume
\$1,876,302,313

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%
Median List Price	275,000	289,207	5.17%	258,355	269,000	4.12%
Median Sale Price	272,500	285,000	4.59%	255,000	264,700	3.80%
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	13.00	62.50%	11.00	16.00	45.45%
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

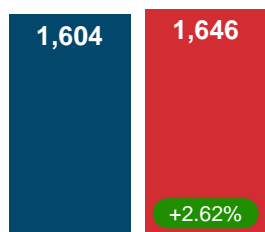
Inventory on June 30, 2024 = 2,950

2023 2024

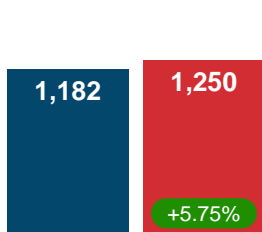
JUNE MARKET

MEDIAN PRICES

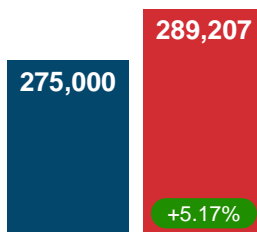
New Listings



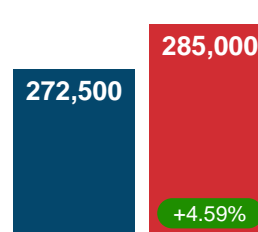
Pending Listings



List Price



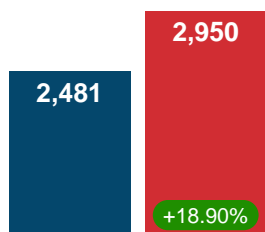
Sale Price



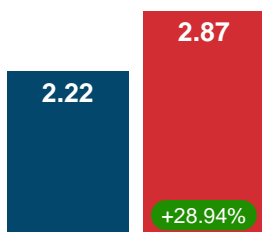
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

