

June 2024



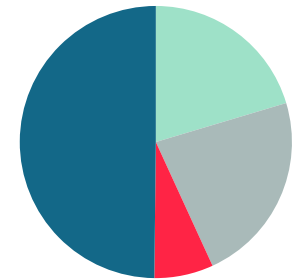
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	June 2024	+/-%
Closed Listings	784	752	-4.08%
Pending Listings	790	841	6.46%
New Listings	1,056	1,073	1.61%
Average List Price	331,546	361,226	8.95%
Average Sale Price	327,804	353,170	7.74%
Average Percent of Selling Price to List Price	99.31%	98.59%	-0.73%
Average Days on Market to Sale	24.17	29.19	20.78%
End of Month Inventory	1,516	1,839	21.31%
Months Supply of Inventory	2.02	2.70	34.15%



■ Closed (20.37%)
■ Pending (22.79%)
■ Other OffMarket (7.02%)
■ Active (49.82%)

Absorption: Last 12 months, an Average of **680** Sales/Month
Active Inventory as of June 30, 2024 = **1,839**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2024 rose **21.31%** to 1,839 existing homes available for sale. Over the last 12 months this area has had an average of 680 closed sales per month. This represents an unsold inventory index of **2.70** 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 **7.74%** in June 2024 to \$353,170 versus the previous year at \$327,804.

Average Days on Market Lengthens

The average number of **29.19** days that homes spent on the market before selling increased by 5.02 days or **20.78%** in June 2024 compared to last year's same month at **24.17** 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 1,073 New Listings in June 2024, up **1.61%** from last year at 1,056. Furthermore, there were 752 Closed Listings this month versus last year at 784, a **-4.08%** decrease.

Closed versus Listed trends yielded a **70.1%** ratio, down from previous year's, June 2023, at **74.2%**, a **5.60%** downswing. This will certainly create pressure on an increasing Monthly Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

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

June 2024



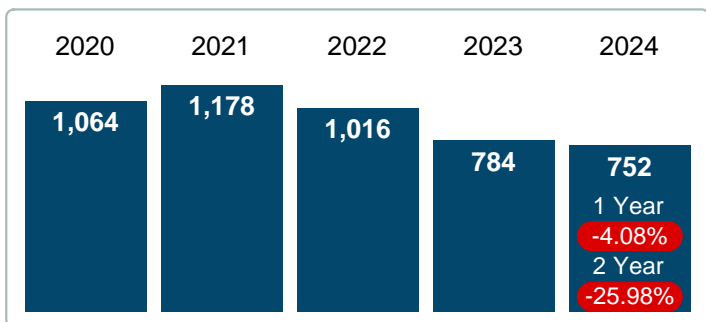
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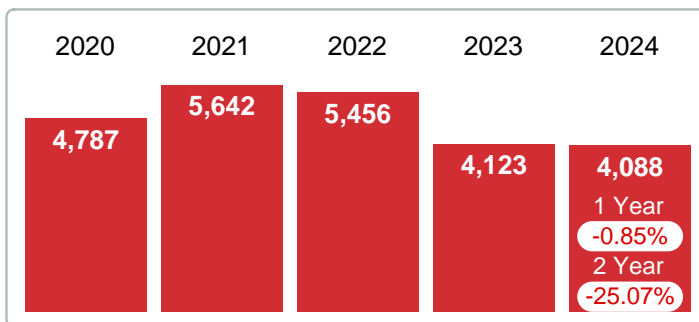
CLOSED LISTINGS

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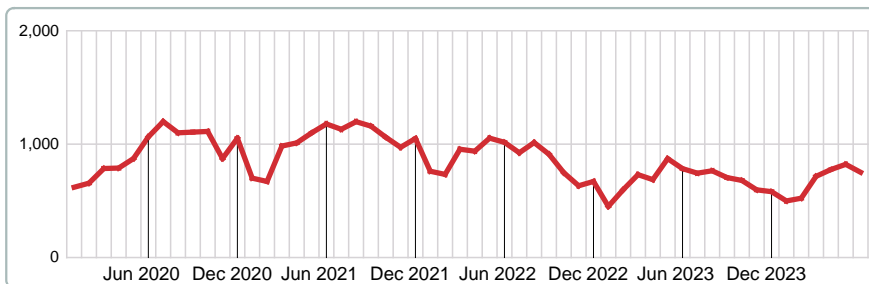
JUNE



YEAR TO DATE (YTD)

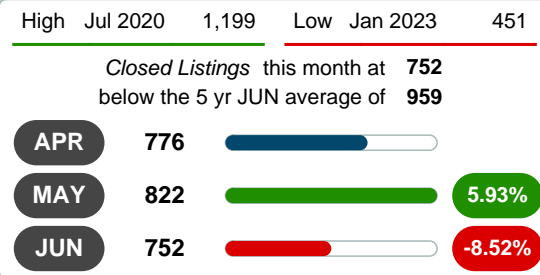


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 959



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	62	8.24%	27.4	43	17	2	0
\$125,001 - \$200,000	114	15.16%	18.4	24	74	11	5
\$200,001 - \$250,000	116	15.43%	17.2	12	89	14	1
\$250,001 - \$325,000	177	23.54%	25.5	5	120	50	2
\$325,001 - \$400,000	111	14.76%	36.1	6	42	56	7
\$400,001 - \$575,000	97	12.90%	47.1	6	24	52	15
\$575,001 and up	75	9.97%	41.1	1	17	39	18
Total Closed Units	752			97	383	224	48
Total Closed Volume	265,583,846	100%	29.2	17.10M	111.67M	98.56M	38.26M
Average Closed Price	\$353,170			\$176,266	\$291,560	\$440,007	\$797,016

June 2024



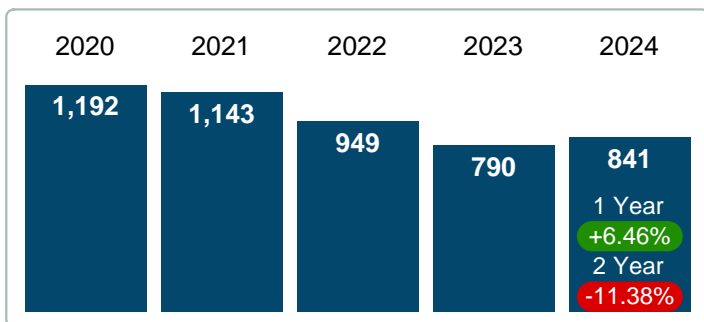
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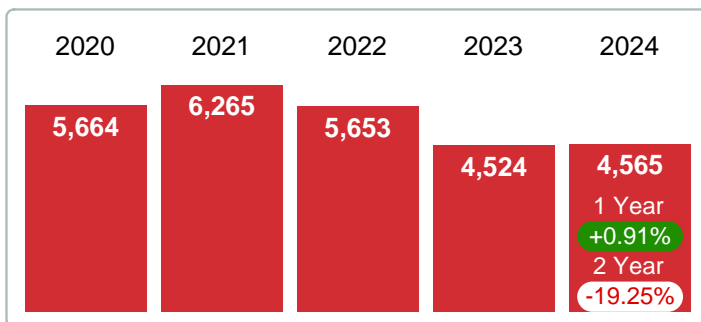
PENDING LISTINGS

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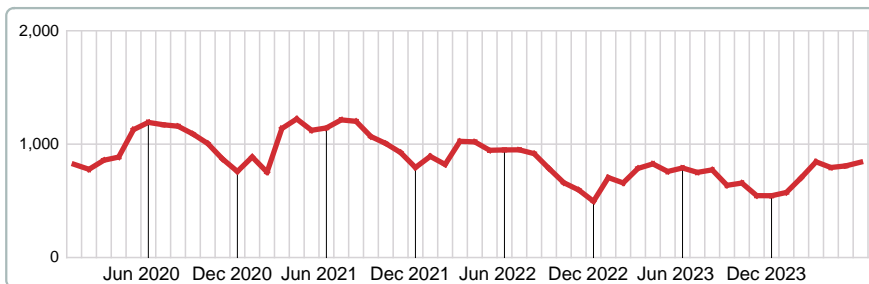
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

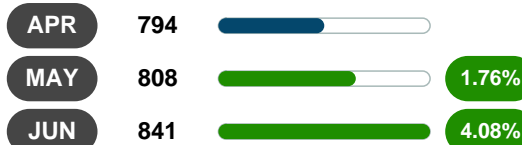


3 MONTHS

5 year JUN AVG = 983

High Apr 2021 1,222 Low Dec 2022 496

Pending Listings this month at **841**
below the 5 yr JUN average of **983**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	64	7.61%	46.6	42	22	0	0
\$100,001 - \$175,000	108	12.84%	25.8	31	68	9	0
\$175,001 - \$225,000	100	11.89%	18.6	13	78	8	1
\$225,001 - \$300,000	214	25.45%	30.8	9	155	45	5
\$300,001 - \$375,000	134	15.93%	26.9	4	59	63	8
\$375,001 - \$575,000	138	16.41%	46.4	6	40	81	11
\$575,001 and up	83	9.87%	51.5	0	18	41	24
Total Pending Units	841			105	440	247	49
Total Pending Volume	291,830,943	100%	29.4	16.34M	119.10M	112.49M	43.89M
Average Listing Price	\$369,246			\$155,655	\$270,691	\$455,438	\$895,716

June 2024



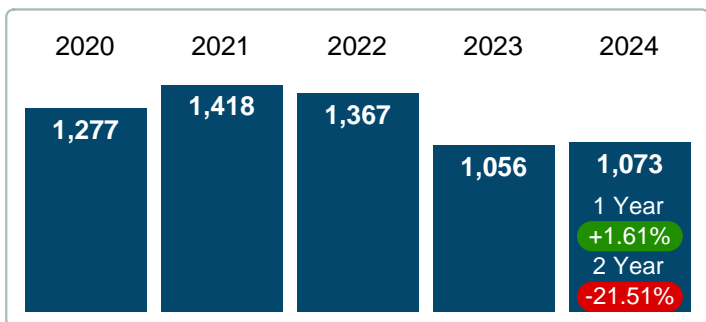
Area Delimited by County Of Tulsa - Residential Property Type



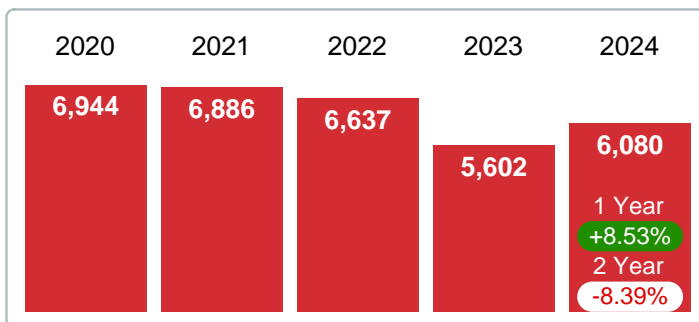
NEW LISTINGS

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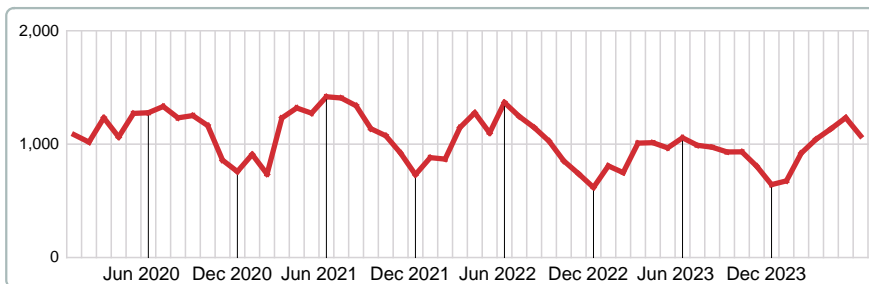
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

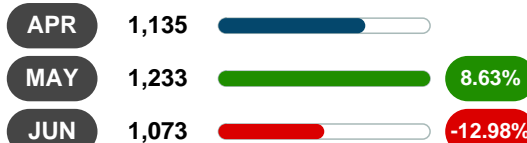


3 MONTHS

5 year JUN AVG = 1,238

High Jun 2021 1,418 Low Dec 2022 618

New Listings this month at 1,073 below the 5 yr JUN average of 1,238



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	85	7.92%	44	36	5	0
\$125,001 - \$200,000	157	14.63%	41	103	13	0
\$200,001 - \$250,000	158	14.73%	19	121	17	1
\$250,001 - \$325,000	226	21.06%	8	149	66	3
\$325,001 - \$425,000	195	18.17%	7	75	105	8
\$425,001 - \$600,000	138	12.86%	5	36	80	17
\$600,001 and up	114	10.62%	4	23	52	35
Total New Listed Units	1,073		128	543	338	64
Total New Listed Volume	395,893,547	100%	25.25M	157.86M	153.99M	58.79M
Average New Listed Listing Price	\$435,207		\$197,258	\$290,727	\$455,577	\$918,666

June 2024



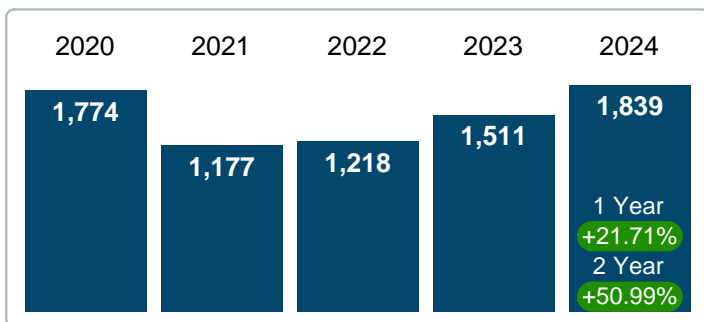
Area Delimited by County Of Tulsa - Residential Property Type



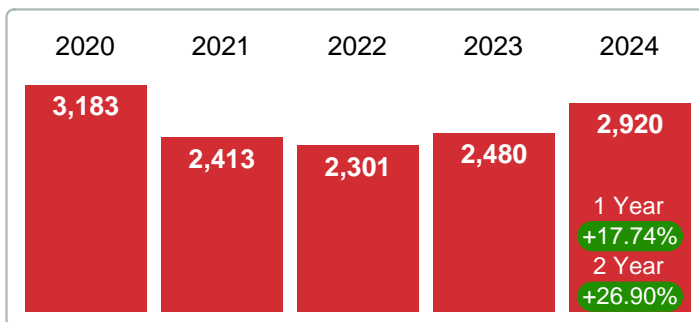
ACTIVE INVENTORY

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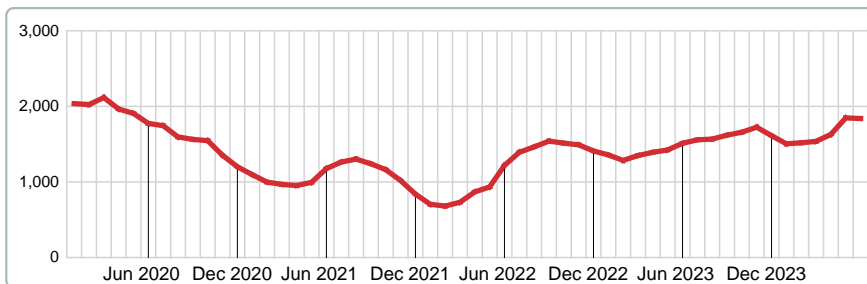
END OF JUNE



ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1,504

High Mar 2020 2,116 Low Feb 2022 681

Inventory this month at 1,839 above the 5 yr JUN average of 1,504



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	188	10.22%	75.3	91	85	12	0
\$150,001 - \$225,000	222	12.07%	48.2	50	145	26	1
\$225,001 - \$275,000	205	11.15%	43.1	21	144	38	2
\$275,001 - \$425,000	531	28.87%	51.9	26	245	235	25
\$425,001 - \$525,000	254	13.81%	72.4	8	101	115	30
\$525,001 - \$725,000	249	13.54%	74.2	19	44	141	45
\$725,001 and up	190	10.33%	69.3	5	25	95	65
Total Active Inventory by Units	1,839			220	789	662	168
Total Active Inventory by Volume	822,548,139	100%	60.5	51.46M	260.44M	361.66M	148.99M
Average Active Inventory Listing Price	\$447,280			\$233,897	\$330,095	\$546,315	\$886,817

June 2024



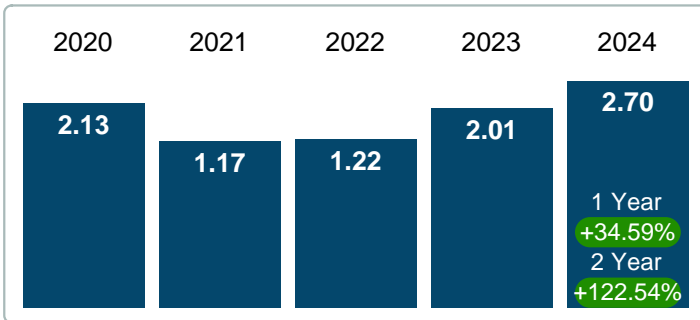
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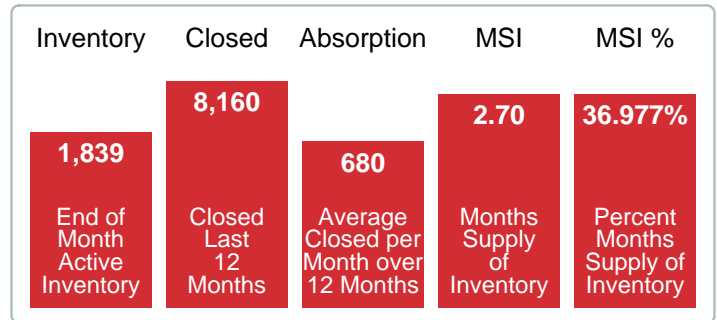
MONTHS SUPPLY of INVENTORY (MSI)

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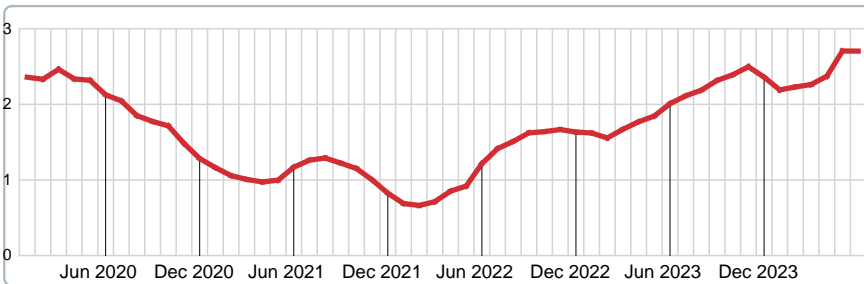
MSI FOR JUNE



INDICATORS FOR JUNE 2024

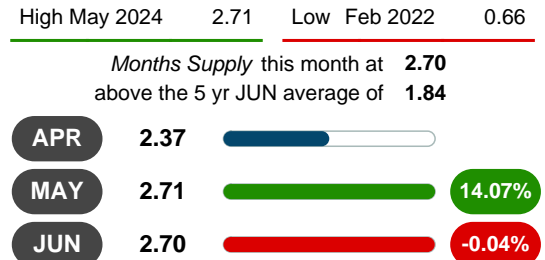


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1.84



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
\$150,000 and less	188	10.22%	1.81	1.76	1.80	2.72	0.00
\$150,001 - \$225,000	222	12.07%	1.48	2.54	1.29	1.62	0.55
\$225,001 - \$275,000	205	11.15%	1.86	3.07	1.77	1.82	1.50
\$275,001 - \$425,000	531	28.87%	2.78	3.59	2.95	2.57	2.80
\$425,001 - \$525,000	254	13.81%	5.08	3.84	7.48	4.12	4.62
\$525,001 - \$725,000	249	13.54%	5.36	28.50	4.06	5.34	5.29
\$725,001 and up	190	10.33%	6.67	15.00	6.12	6.00	7.88
Market Supply of Inventory (MSI)			2.70	2.49	2.24	3.26	4.72
Total Active Inventory by Units		100%	2.70	220	789	662	168

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

June 2024



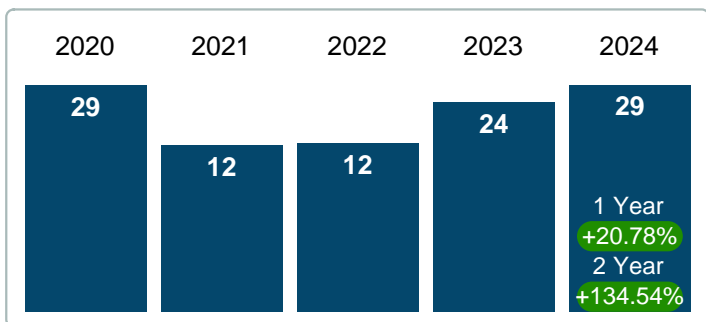
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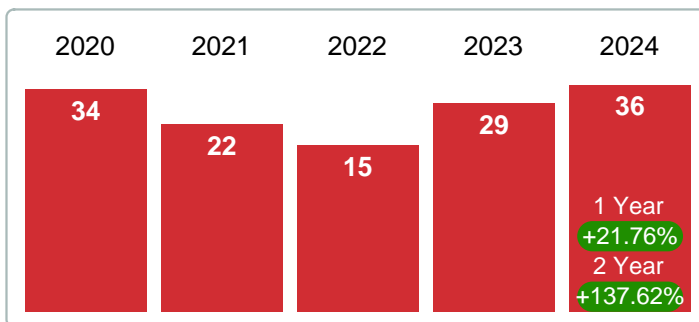
AVERAGE DAYS ON MARKET TO SALE

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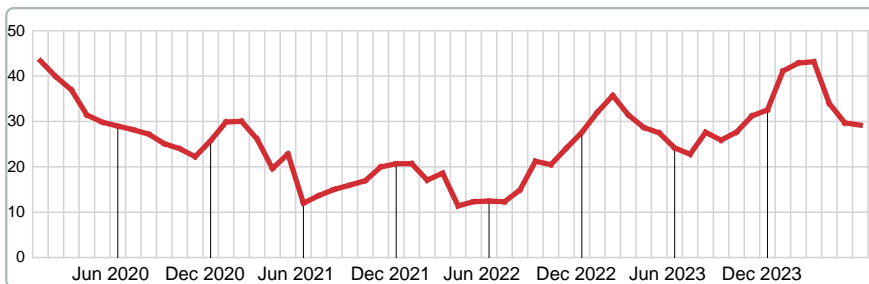
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 21

High Jan 2020 43 Low Apr 2022 11

Average Days on Market to Sale this month at 29 above the 5 yr JUN average of 21



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	8.24%	27	25	36	6	0
\$125,001 - \$200,000	15.16%	18	27	16	22	7
\$200,001 - \$250,000	15.43%	17	23	16	18	1
\$250,001 - \$325,000	23.54%	25	15	24	29	19
\$325,001 - \$400,000	14.76%	36	22	34	40	26
\$400,001 - \$575,000	12.90%	47	49	51	41	63
\$575,001 and up	9.97%	41	1	27	41	57
Average Closed DOM		29	26	24	35	46
Total Closed Units	100%	752	97	383	224	48
Total Closed Volume		265,583,846	17.10M	111.67M	98.56M	38.26M

June 2024



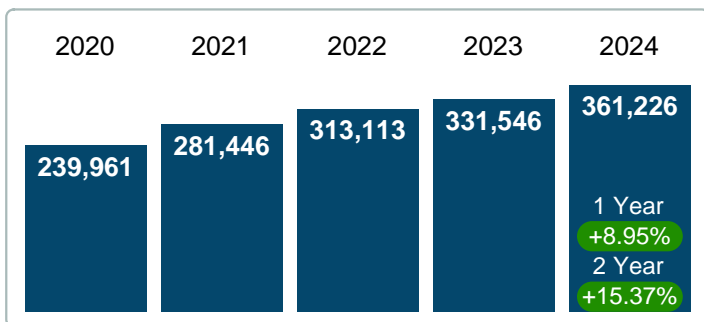
Area Delimited by County Of Tulsa - Residential Property Type



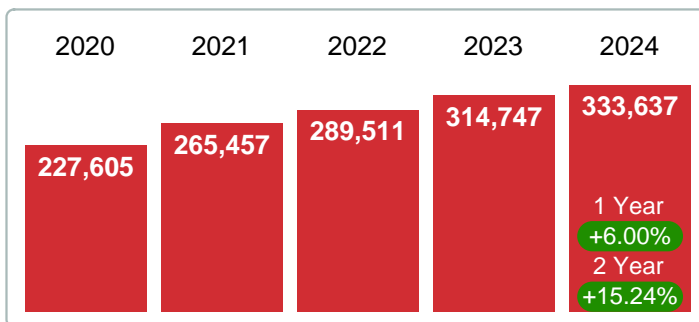
AVERAGE LIST PRICE AT CLOSING

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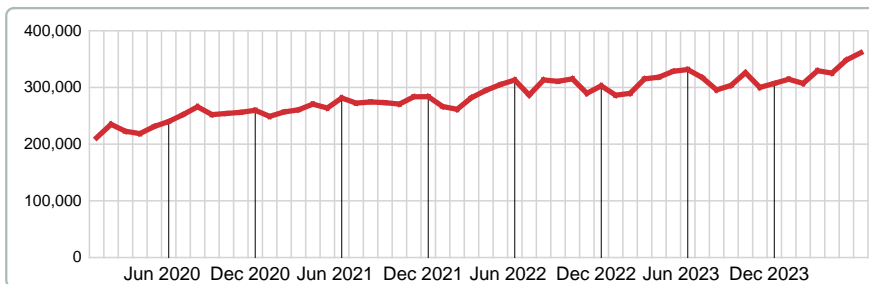
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 305,458

High Jun 2024 361,226 Low Jan 2020 211,281

Average List Price at Closing this month at **361,226**
above the 5 yr JUN average of **305,458**

- APR 325,320
- MAY 348,367 **7.08%**
- JUN 361,226 **3.69%**

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 63	8.38%	88,836	87,967	88,699	113,500	0
\$125,001 - \$200,000 110	14.63%	173,677	163,429	178,803	186,545	160,000
\$200,001 - \$250,000 120	15.96%	230,190	226,058	230,841	228,207	215,000
\$250,001 - \$325,000 168	22.34%	289,682	292,550	287,958	298,760	297,500
\$325,001 - \$400,000 119	15.82%	362,375	372,898	361,500	367,274	356,157
\$400,001 - \$575,000 96	12.77%	489,731	462,667	502,626	493,444	470,773
\$575,001 and up 76	10.11%	1,059,402	625,000	1,031,938	846,953	1,592,269
Average List Price		361,226	180,605	299,290	444,953	829,699
Total Closed Units	100%	361,226	97	383	224	48
Total Closed Volume		271,641,788	17.52M	114.63M	99.67M	39.83M

June 2024



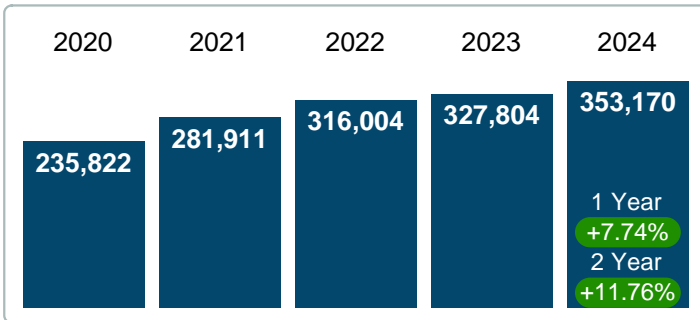
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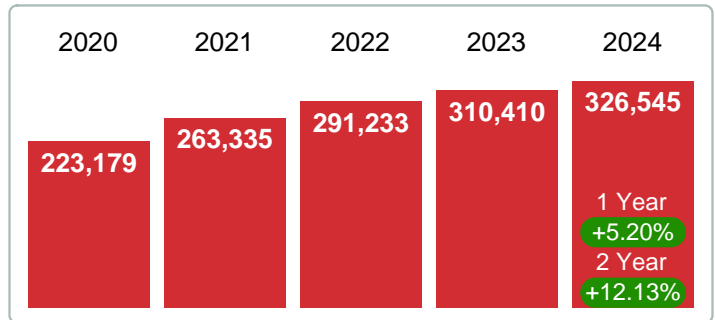
AVERAGE SOLD PRICE AT CLOSING

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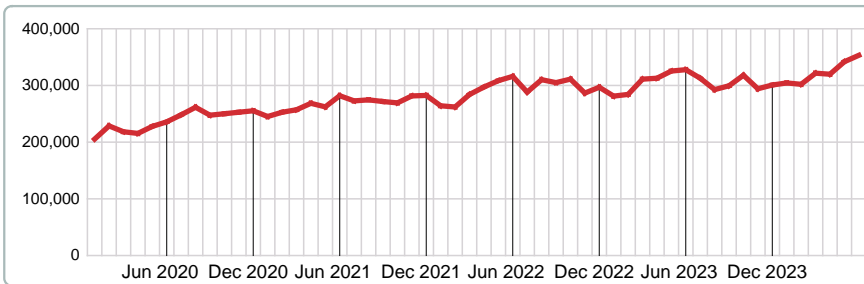
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

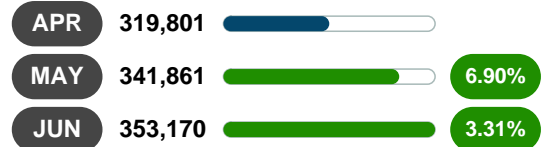


3 MONTHS

5 year JUN AVG = 302,942

High Jun 2024 353,170 Low Jan 2020 205,332

Average Sold Price at Closing this month at **353,170** above the 5 yr JUN average of **302,942**



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	8.24%	84,491	83,202	84,044	116,000	0
\$125,001 - \$200,000	15.16%	171,594	160,657	174,069	184,070	160,000
\$200,001 - \$250,000	15.43%	228,146	223,233	228,594	230,091	220,000
\$250,001 - \$325,000	23.54%	289,133	278,600	286,297	296,659	297,500
\$325,001 - \$400,000	14.76%	359,730	359,417	356,652	363,111	351,414
\$400,001 - \$575,000	12.90%	486,000	468,500	491,115	491,356	466,247
\$575,001 and up	9.97%	1,014,269	625,000	934,767	829,896	1,510,453
Average Sold Price		353,170	176,266	291,560	440,007	797,016
Total Closed Units	100%	752	97	383	224	48
Total Closed Volume		265,583,846	17.10M	111.67M	98.56M	38.26M

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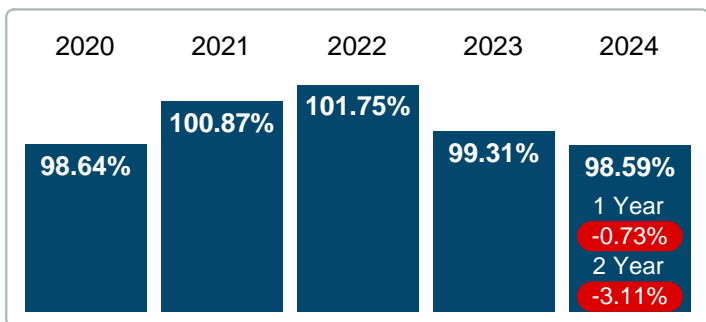
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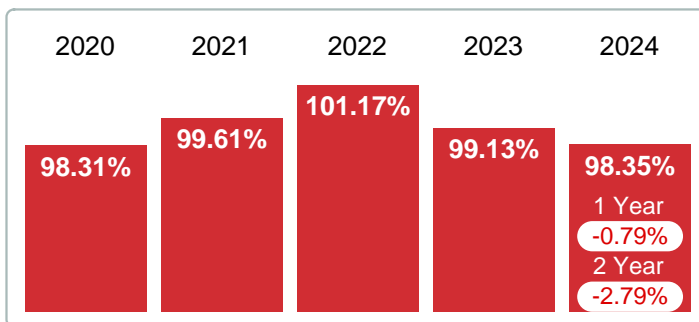
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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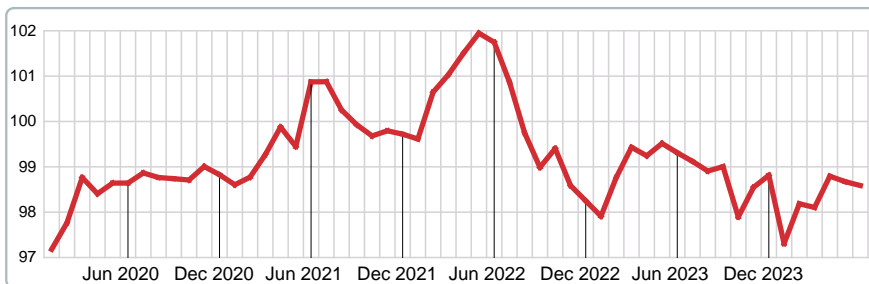
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

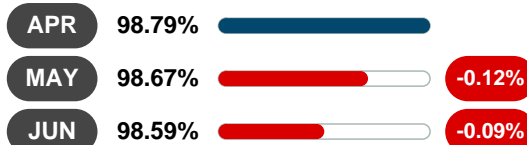


3 MONTHS

5 year JUN AVG = 99.83%

High May 2022 101.95% Low Jan 2020 97.18%

Average Sold/List Ratio this month at **98.59%**
below the 5 yr JUN average of **99.83%**



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	62	8.24%	94.90%	93.96%	96.41%	102.27%	0.00%
\$125,001 - \$200,000	114	15.16%	98.16%	98.80%	97.71%	98.90%	100.00%
\$200,001 - \$250,000	116	15.43%	99.59%	98.82%	99.21%	102.45%	102.33%
\$250,001 - \$325,000	177	23.54%	99.38%	95.60%	99.54%	99.35%	100.00%
\$325,001 - \$400,000	111	14.76%	98.70%	96.48%	98.74%	98.91%	98.73%
\$400,001 - \$575,000	97	12.90%	99.24%	101.13%	97.90%	99.63%	99.28%
\$575,001 and up	75	9.97%	97.86%	100.00%	95.49%	99.32%	96.82%
Average Sold/List Ratio		98.60%		96.51%	98.60%	99.50%	98.45%
Total Closed Units	752	100%	98.60%	97	383	224	48
Total Closed Volume	265,583,846			17.10M	111.67M	98.56M	38.26M

June 2024



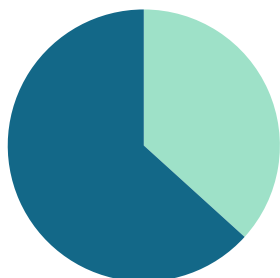
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

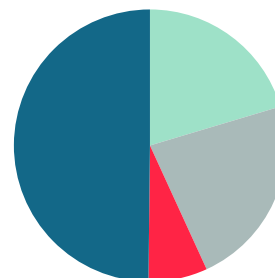


Inventory
 New Listings
1,073 = 36.72%
 Start Inventory
1,849
 Total Inventory Units
2,922
 Volume
\$1,214,157,067

Market Activity

Closed Sales
752 = 20.37%
 Pending Sales
841 = 22.79%
 Other Off Market
259 = 7.02%
 Active Inventory
1,839 = 49.82%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	784	752	-4.08%	4,123	4,088	-0.85%
Pending Sales	790	841	6.46%	4,524	4,565	0.91%
New Listings	1,056	1,073	1.61%	5,602	6,080	8.53%
Average List Price	331,546	361,226	8.95%	314,747	333,637	6.00%
Average Sale Price	327,804	353,170	7.74%	310,410	326,545	5.20%
Average Percent of Selling Price to List Price	99.31%	98.59%	-0.73%	99.13%	98.35%	-0.79%
Average Days on Market to Sale	24.17	29.19	20.78%	29.45	35.85	21.76%
Monthly Inventory	1,516	1,839	21.31%	1,516	1,839	21.31%
Months Supply of Inventory	2.02	2.70	34.15%	2.02	2.70	34.15%

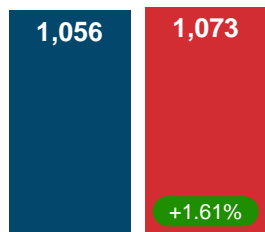
Absorption: Last 12 months, an Average of **680** Sales/Month

Inventory on June 30, 2024 = 1,839 2023 2024

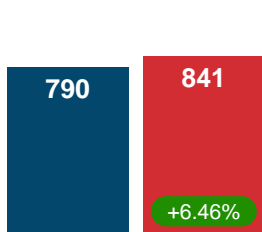
JUNE MARKET

AVERAGE PRICES

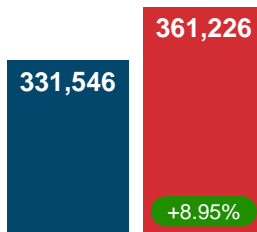
New Listings



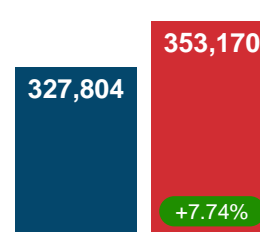
Pending Listings



List Price



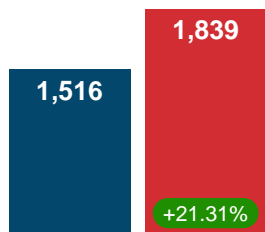
Sale Price



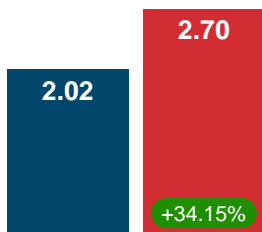
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

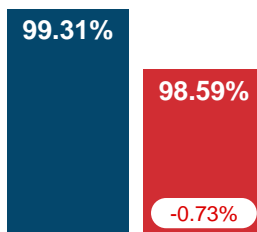
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

