

# June 2024



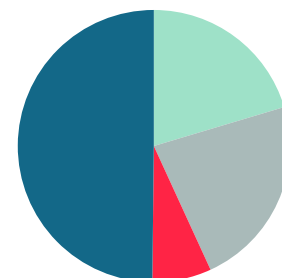
Area Delimited by County Of Tulsa - Residential Property Type



## 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%
Median List Price	275,000	289,900	5.42%
Median Sale Price	275,000	288,500	4.91%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	12.00	71.43%
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.

#### 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 **4.91%** in June 2024 to \$288,500 versus the previous year at \$275,000.

#### Median Days on Market Lengthens

The median number of **12.00** days that homes spent on the market before selling increased by 5.00 days or **71.43%** in June 2024 compared to last year's same month at **7.00** 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 1,073 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

<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>
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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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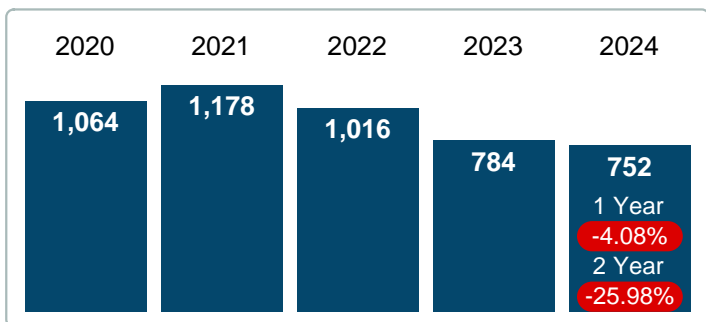
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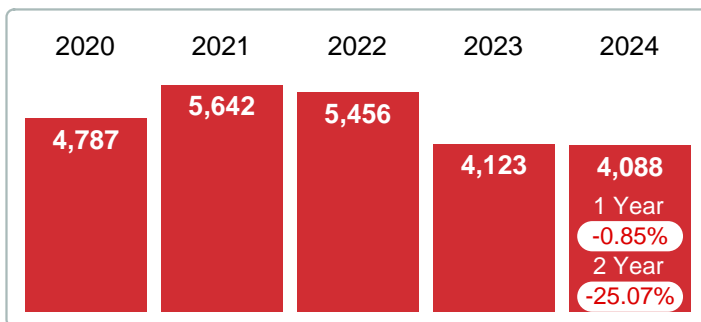
## CLOSED LISTINGS

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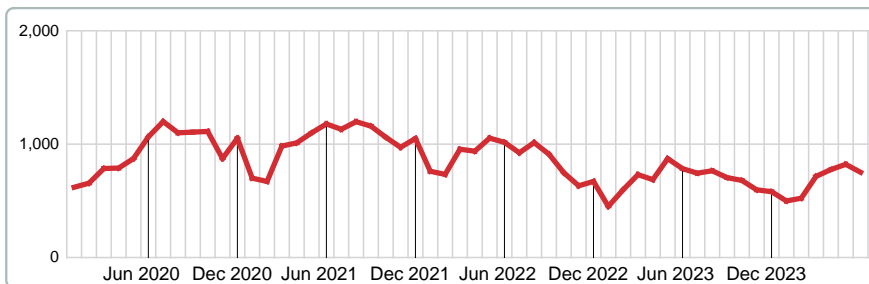
### JUNE



### YEAR TO DATE (YTD)

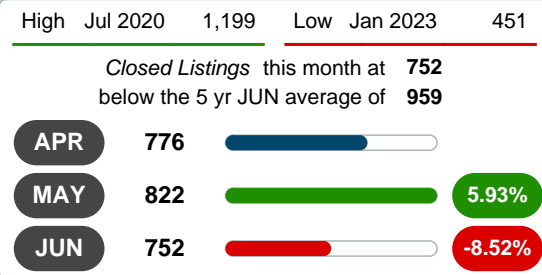


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 959



### 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	62	8.24%	8.0	43	17	2	0
\$125,001 - \$200,000	114	15.16%	7.0	24	74	11	5
\$200,001 - \$250,000	116	15.43%	9.5	12	89	14	1
\$250,001 - \$325,000	177	23.54%	13.0	5	120	50	2
\$325,001 - \$400,000	111	14.76%	21.0	6	42	56	7
\$400,001 - \$575,000	97	12.90%	18.0	6	24	52	15
\$575,001 and up	75	9.97%	19.0	1	17	39	18
<b>Total Closed Units</b>	<b>752</b>			<b>97</b>	<b>383</b>	<b>224</b>	<b>48</b>
<b>Total Closed Volume</b>	<b>265,583,846</b>	<b>100%</b>	<b>12.0</b>	<b>17.10M</b>	<b>111.67M</b>	<b>98.56M</b>	<b>38.26M</b>
<b>Median Closed Price</b>	<b>\$288,500</b>			<b>\$135,000</b>	<b>\$258,900</b>	<b>\$375,000</b>	<b>\$481,950</b>

# June 2024



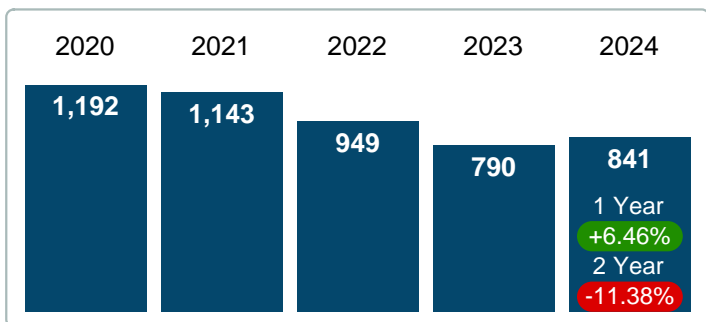
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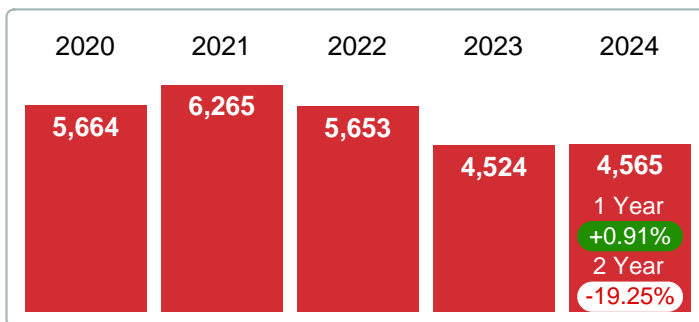
## PENDING LISTINGS

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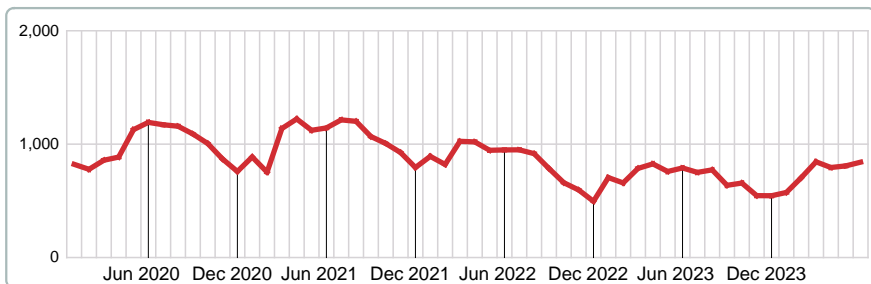
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

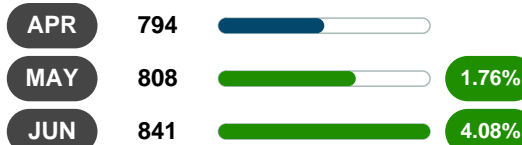


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	64	7.61%	37.5	42	22	0	0
\$100,001 - \$175,000	108	12.84%	11.5	31	68	9	0
\$175,001 - \$225,000	100	11.89%	10.5	13	78	8	1
\$225,001 - \$300,000	214	25.45%	15.5	9	155	45	5
\$300,001 - \$375,000	134	15.93%	11.0	4	59	63	8
\$375,001 - \$575,000	138	16.41%	20.0	6	40	81	11
\$575,001 and up	83	9.87%	30.0	0	18	41	24
<b>Total Pending Units</b>	<b>841</b>			<b>105</b>	<b>440</b>	<b>247</b>	<b>49</b>
<b>Total Pending Volume</b>	<b>291,830,943</b>	<b>100%</b>	<b>15.0</b>	<b>16.34M</b>	<b>119.10M</b>	<b>112.49M</b>	<b>43.89M</b>
<b>Median Listing Price</b>	<b>\$279,999</b>			<b>\$129,999</b>	<b>\$249,950</b>	<b>\$375,000</b>	<b>\$544,900</b>

# June 2024



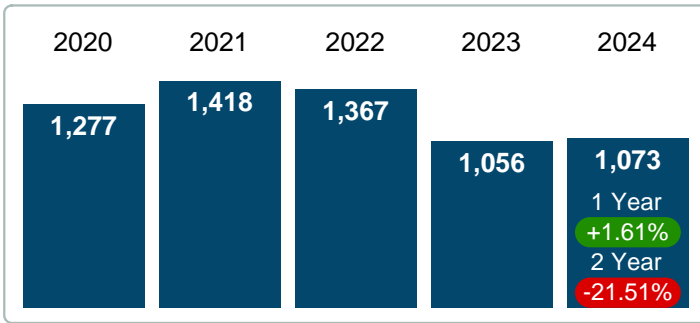
Area Delimited by County Of Tulsa - Residential Property Type



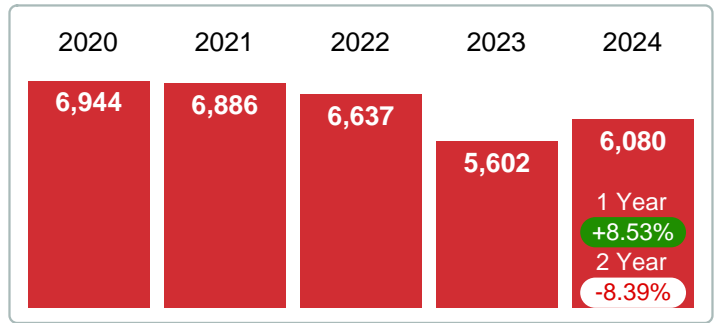
## NEW LISTINGS

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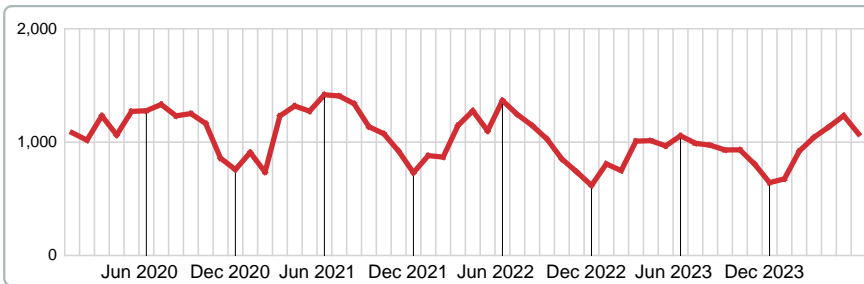
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

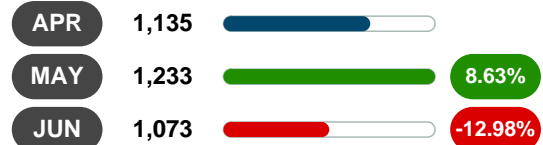


### 3 MONTHS

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
<b>Total New Listed Units</b>	<b>1,073</b>		<b>128</b>	<b>543</b>	<b>338</b>	<b>64</b>
<b>Total New Listed Volume</b>	<b>395,893,547</b>	<b>100%</b>	<b>25.25M</b>	<b>157.86M</b>	<b>153.99M</b>	<b>58.79M</b>
<b>Median New Listed Listing Price</b>	<b>\$299,000</b>		<b>\$154,000</b>	<b>\$259,900</b>	<b>\$379,950</b>	<b>\$647,000</b>

# June 2024



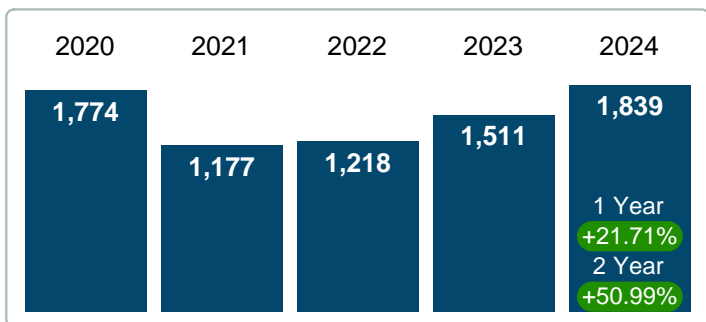
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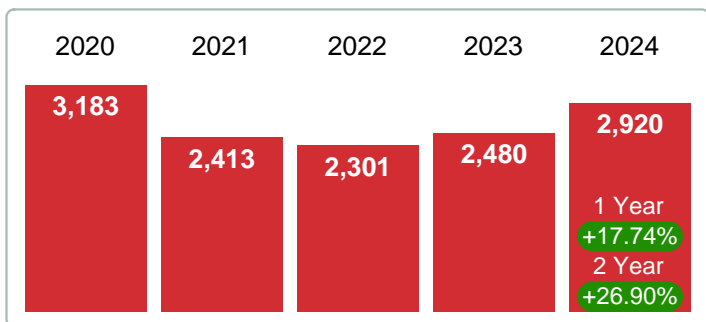
## ACTIVE INVENTORY

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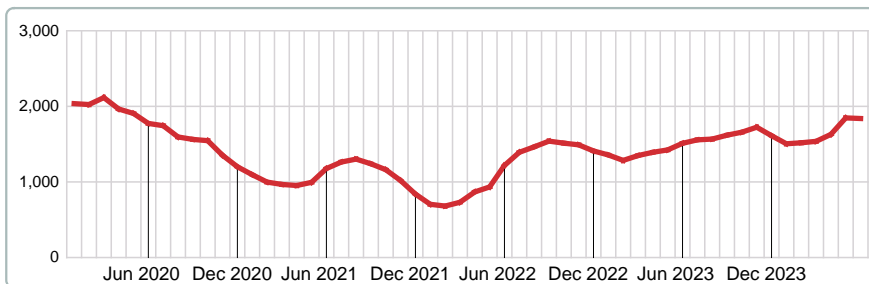
### END OF JUNE



### ACTIVE DURING JUNE



### 5 YEAR MARKET ACTIVITY TRENDS

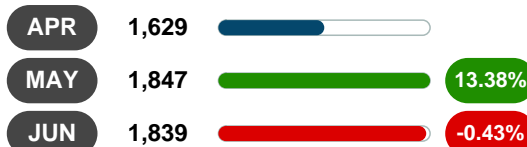


### 3 MONTHS

5 year JUN AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	188	10.22%	49.5	91	85	12	0
\$150,001 - \$225,000	222	12.07%	33.0	50	145	26	1
\$225,001 - \$275,000	205	11.15%	28.0	21	144	38	2
\$275,001 - \$425,000	531	28.87%	37.0	26	245	235	25
\$425,001 - \$525,000	254	13.81%	60.0	8	101	115	30
\$525,001 - \$725,000	249	13.54%	51.0	19	44	141	45
\$725,001 and up	190	10.33%	55.0	5	25	95	65
<b>Total Active Inventory by Units</b>	<b>1,839</b>			<b>220</b>	<b>789</b>	<b>662</b>	<b>168</b>
<b>Total Active Inventory by Volume</b>	<b>822,548,139</b>	<b>100%</b>	<b>44.0</b>	<b>51.46M</b>	<b>260.44M</b>	<b>361.66M</b>	<b>148.99M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$349,900</b>			<b>\$173,750</b>	<b>\$285,000</b>	<b>\$439,900</b>	<b>\$649,950</b>

# June 2024



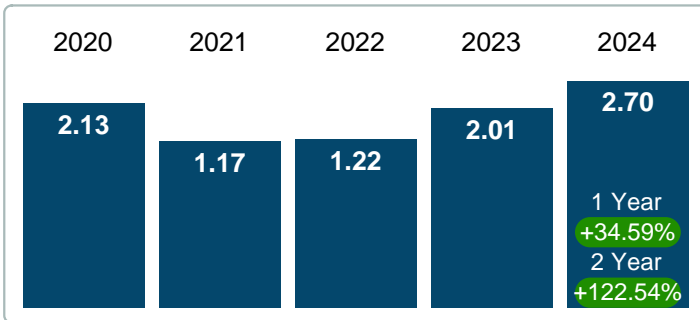
Area Delimited by County Of Tulsa - Residential Property Type



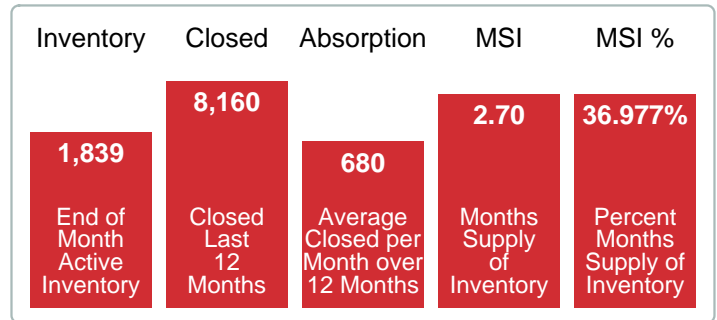
## MONTHS SUPPLY of INVENTORY (MSI)

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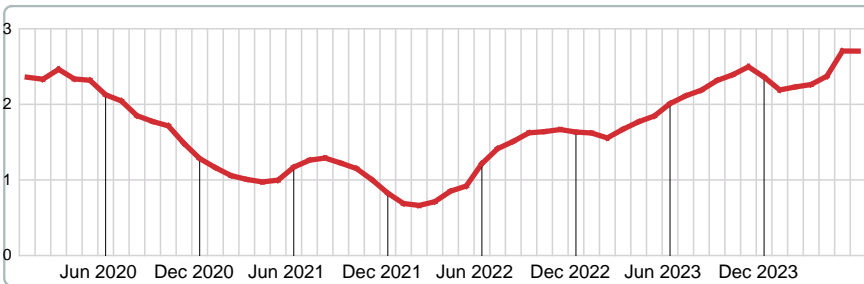
### MSI FOR JUNE



### INDICATORS FOR JUNE 2024

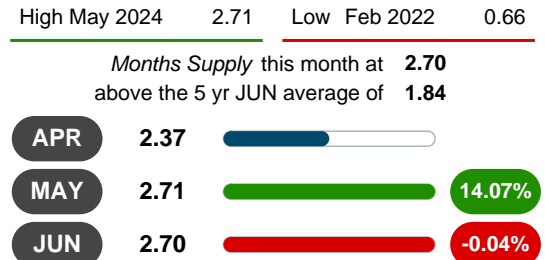


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# June 2024



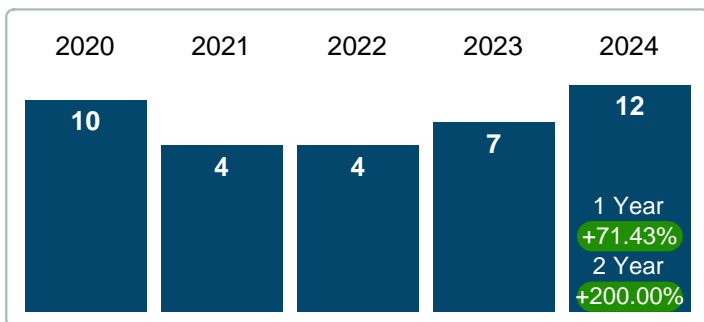
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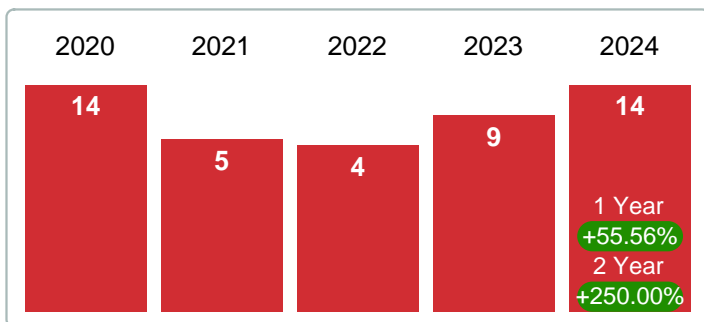
## MEDIAN DAYS ON MARKET TO SALE

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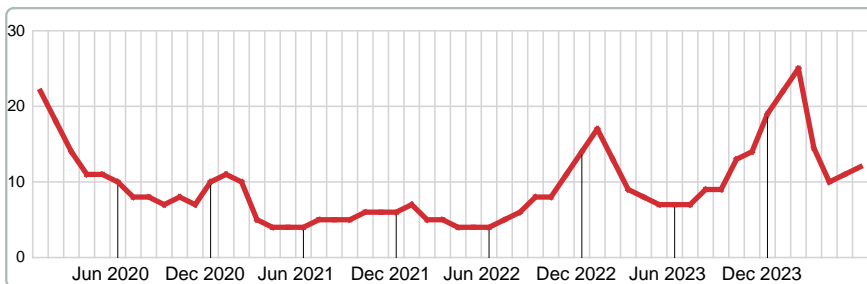
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

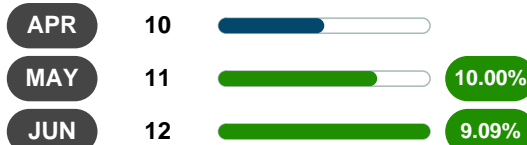


### 3 MONTHS

5 year JUN AVG = 7

High Feb 2024 25 Low Jun 2022 4

Median Days on Market to Sale this month at 12 above the 5 yr JUN 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	8.24%	8	8	11	6	0	
\$125,001 - \$200,000	15.16%	7	8	8	10	7	
\$200,001 - \$250,000	15.43%	10	10	9	10	1	
\$250,001 - \$325,000	23.54%	13	7	11	17	19	
\$325,001 - \$400,000	14.76%	21	12	15	33	5	
\$400,001 - \$575,000	12.90%	18	21	18	18	41	
\$575,001 and up	9.97%	19	1	13	20	23	
Median Closed DOM		12	8	10	18	16	
Total Closed Units	100%	752	12.0	97	383	224	48
Total Closed Volume		265,583,846		17.10M	111.67M	98.56M	38.26M



# June 2024



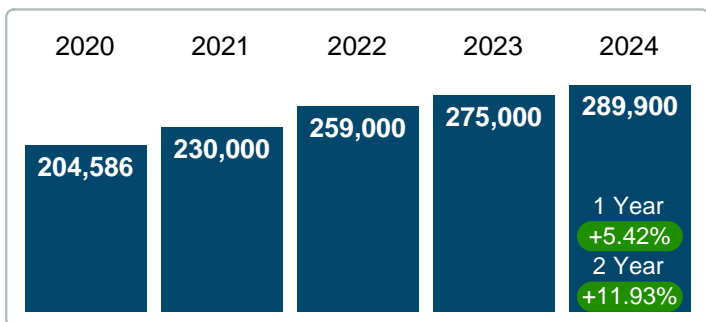
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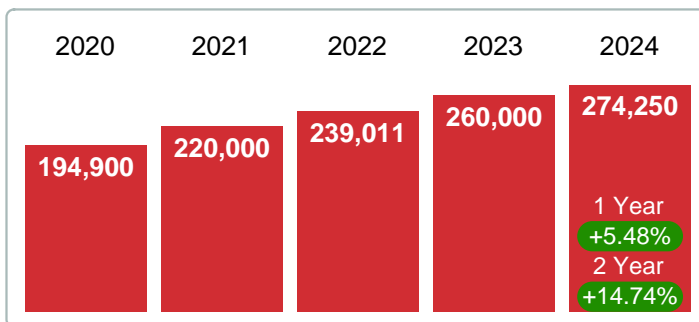
## MEDIAN LIST PRICE AT CLOSING

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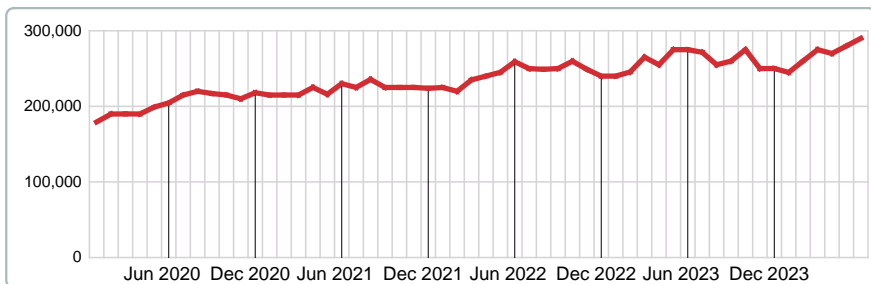
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 251,697

High Jun 2024 289,900 Low Jan 2020 179,319  
 Median List Price at Closing this month at **289,900**  
 above the 5 yr JUN average of **251,697**

- APR 269,900
- MAY 279,900 **3.71%**
- JUN 289,900 **3.57%**

### 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 <b>63</b>	8.38%	95,000	89,950	97,450	117,000	0
\$125,001 - \$200,000 <b>110</b>	14.63%	175,000	165,000	180,000	192,400	160,000
\$200,001 - \$250,000 <b>120</b>	15.96%	229,000	225,000	229,900	229,000	215,000
\$250,001 - \$325,000 <b>168</b>	22.34%	289,900	279,000	285,000	299,375	297,500
\$325,001 - \$400,000 <b>119</b>	15.82%	359,900	354,950	351,500	362,500	359,900
\$400,001 - \$575,000 <b>96</b>	12.77%	495,000	459,000	525,000	499,000	444,450
\$575,001 and up <b>76</b>	10.11%	735,000	625,000	694,000	695,000	849,000
Median List Price		289,900	141,000	259,990	374,450	484,000
Total Closed Units	100%	752	97	383	224	48
Total Closed Volume		271,641,788	17.52M	114.63M	99.67M	39.83M



# June 2024



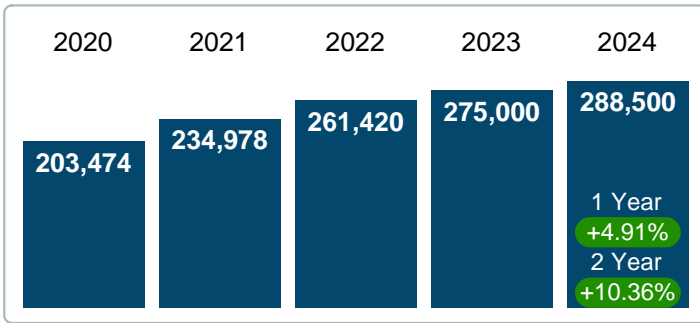
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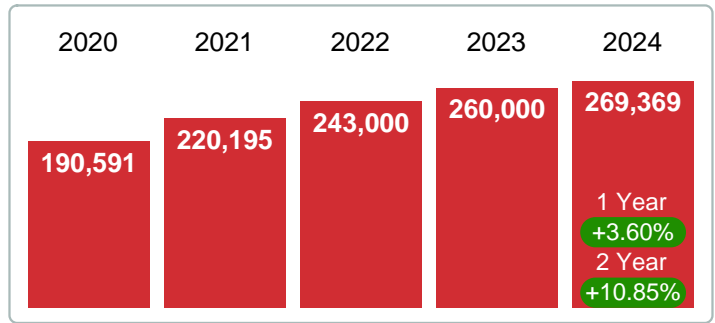
## MEDIAN SOLD PRICE AT CLOSING

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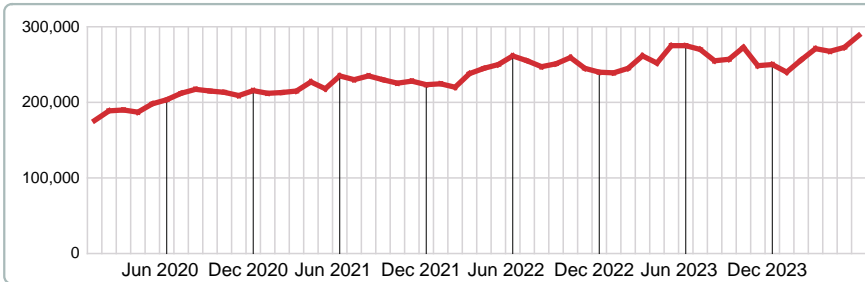
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

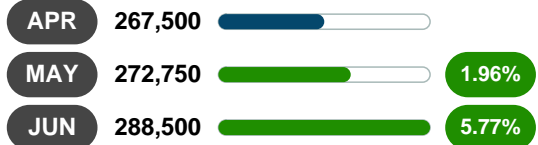


### 3 MONTHS

5 year JUN AVG = 252,674

High Jun 2024 288,500 Low Jan 2020 175,965

Median Sold Price at Closing this month at **288,500**  
above the 5 yr JUN average of **252,674**



### 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	8.24%	87,000	84,000	83,600	116,000	0
\$125,001 - \$200,000	15.16%	175,000	169,000	177,000	191,000	160,000
\$200,001 - \$250,000	15.43%	226,250	220,000	230,000	230,000	220,000
\$250,001 - \$325,000	23.54%	290,000	270,000	285,000	299,900	297,500
\$325,001 - \$400,000	14.76%	355,000	357,500	350,000	363,950	345,000
\$400,001 - \$575,000	12.90%	493,000	462,000	507,500	495,000	439,900
\$575,001 and up	9.97%	725,000	625,000	694,000	700,000	914,125
Median Sold Price		288,500	135,000	258,900	375,000	481,950
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



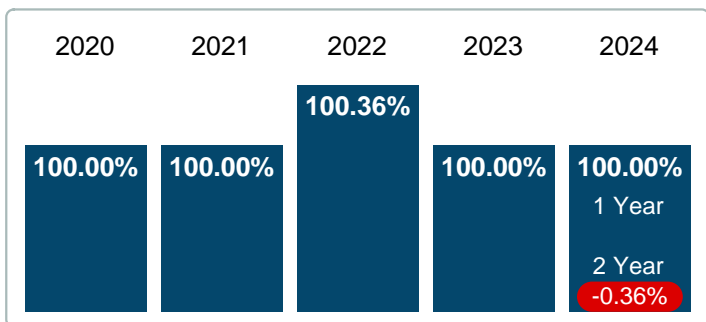
Area Delimited by County Of Tulsa - Residential Property Type



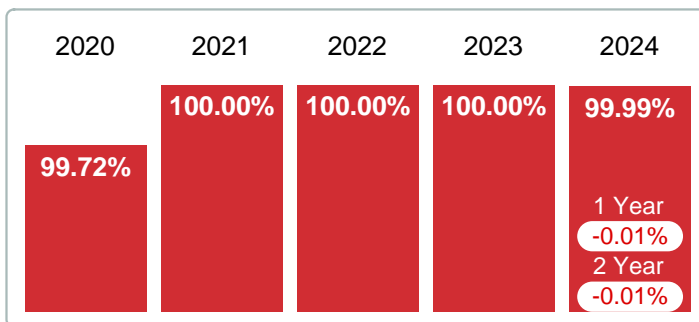
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

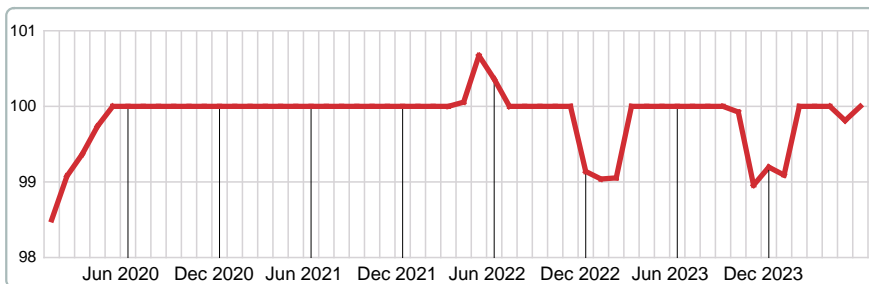
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

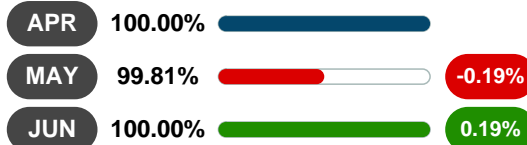


### 3 MONTHS

5 year JUN AVG = 100.07%

High May 2022 100.67% Low Jan 2020 98.50%

Median Sold/List Ratio this month at 100.00% equal to 5 yr JUN average of 100.07%



## 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	62	8.24%	96.40%	96.08%	100.00%	102.27%	0.00%
\$125,001 - \$200,000	114	15.16%	100.00%	98.94%	99.77%	100.00%	100.00%
\$200,001 - \$250,000	116	15.43%	100.00%	99.24%	100.00%	100.00%	102.33%
\$250,001 - \$325,000	177	23.54%	100.00%	96.77%	100.00%	100.00%	100.00%
\$325,001 - \$400,000	111	14.76%	99.35%	95.96%	99.94%	99.54%	97.50%
\$400,001 - \$575,000	97	12.90%	100.00%	98.39%	97.71%	100.00%	100.00%
\$575,001 and up	75	9.97%	98.99%	100.00%	98.58%	99.19%	97.95%
Median Sold/List Ratio		100.00%		98.00%	100.00%	100.00%	99.71%
Total Closed Units		752	100%	97	383	224	48
Total Closed Volume		265,583,846		17.10M	111.67M	98.56M	38.26M

# June 2024



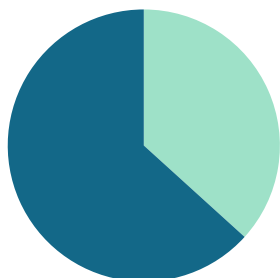
Area Delimited by County Of Tulsa - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

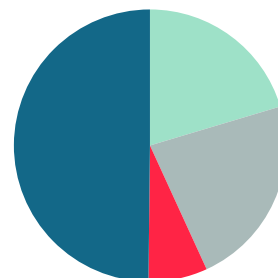


**Inventory**  
 New Listings  
**1,073 = 36.72%**  
 Start Inventory  
**1,849**  
 Total Inventory Units  
**2,922**  
 Volume  
**\$1,214,157,067**

### 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%
Median List Price	275,000	289,900	5.42%	260,000	274,250	5.48%
Median Sale Price	275,000	288,500	4.91%	260,000	269,369	3.60%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	99.99%	-0.01%
Median Days on Market to Sale	7.00	12.00	71.43%	9.00	14.00	55.56%
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%

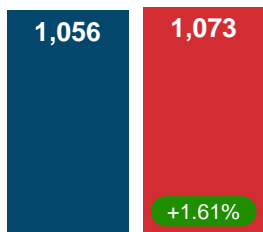
**Absorption:** Last 12 months, an Average of **680** Sales/Month

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

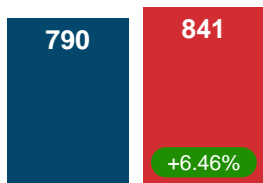
### JUNE MARKET

### MEDIAN PRICES

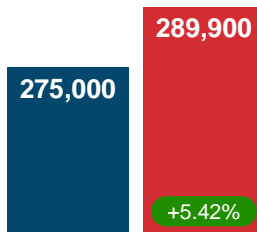
#### New Listings



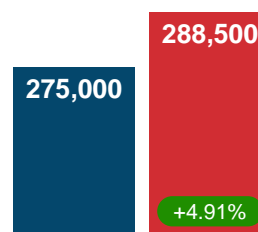
#### Pending Listings



#### List Price



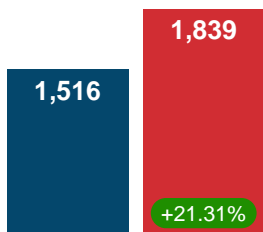
#### Sale Price



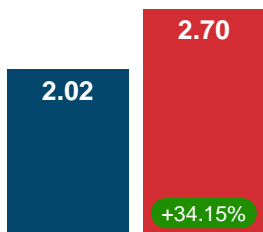
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

