

July 2024



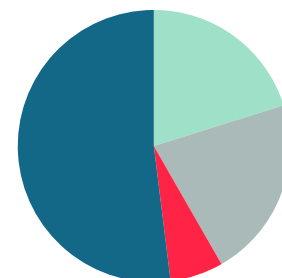
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 12, 2024 for MLS Technology Inc.

Compared Metrics	2023	July 2024	+/-%
Closed Listings	1,127	1,191	5.68%
Pending Listings	1,165	1,273	9.27%
New Listings	1,499	1,665	11.07%
Median List Price	265,000	277,000	4.53%
Median Sale Price	264,900	275,000	3.81%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	15.00	87.50%
End of Month Inventory	2,515	3,070	22.07%
Months Supply of Inventory	2.30	2.97	29.16%



■ Closed (20.16%)
■ Pending (21.55%)
■ Other OffMarket (6.31%)
■ Active (51.97%)

Absorption: Last 12 months, an Average of **1,035** Sales/Month
Active Inventory as of July 31, 2024 = **3,070**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2024 rose **22.07%** to 3,070 existing homes available for sale. Over the last 12 months this area has had an average of 1,035 closed sales per month. This represents an unsold inventory index of **2.97** 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 **3.81%** in July 2024 to \$275,000 versus the previous year at \$264,900.

Median Days on Market Lengthens

The median number of **15.00** days that homes spent on the market before selling increased by 7.00 days or **87.50%** in July 2024 compared to last year's same month at **8.00** DOM.

Sales Success for July 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 1,665 New Listings in July 2024, up **11.07%** from last year at 1,499. Furthermore, there were 1,191 Closed Listings this month versus last year at 1,127, a **5.68%** increase.

Closed versus Listed trends yielded a **71.5%** ratio, down from previous year's, July 2023, at **75.2%**, a **4.86%** 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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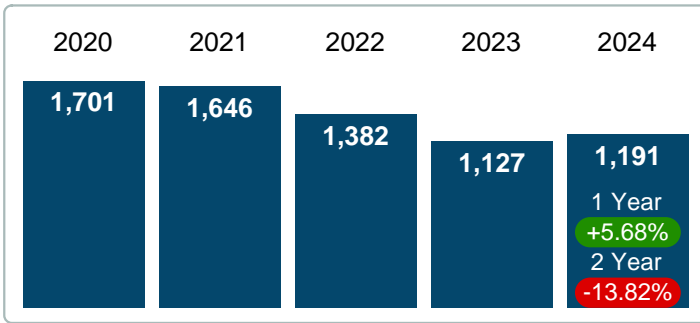
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



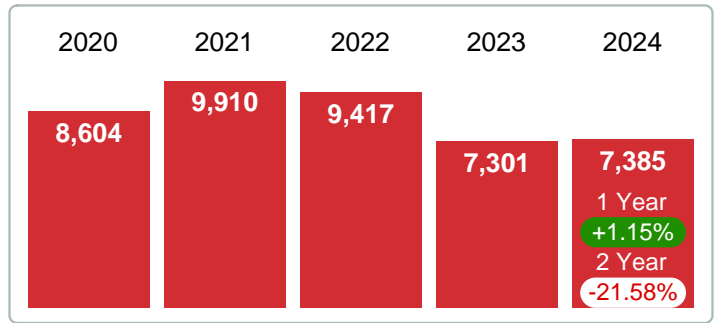
CLOSED LISTINGS

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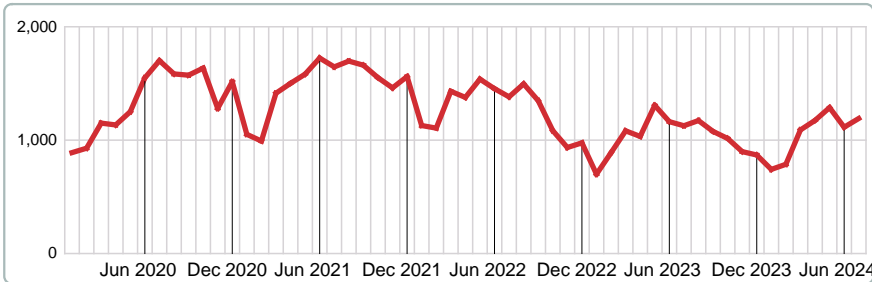
JULY



YEAR TO DATE (YTD)

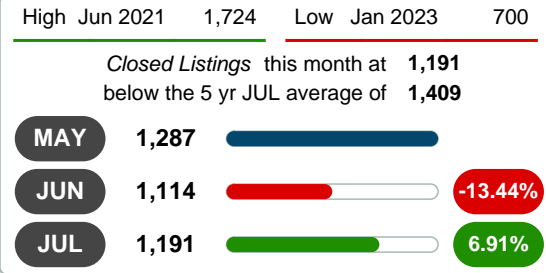


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,409



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	94	7.89%	18.0	46	44	3	1
\$125,001 - \$175,000	113	9.49%	10.0	27	72	14	0
\$175,001 - \$225,000	191	16.04%	14.0	18	156	14	3
\$225,001 - \$300,000	312	26.20%	14.0	15	215	72	10
\$300,001 - \$375,000	171	14.36%	14.0	2	84	82	3
\$375,001 - \$525,000	172	14.44%	21.0	4	64	89	15
\$525,001 and up	138	11.59%	25.0	2	31	79	26
Total Closed Units	1,191			114	666	353	58
Total Closed Volume	403,272,821	100%	15.0	18.68M	186.88M	152.17M	45.55M
Median Closed Price	\$275,000			\$137,500	\$245,000	\$372,101	\$477,000

July 2024



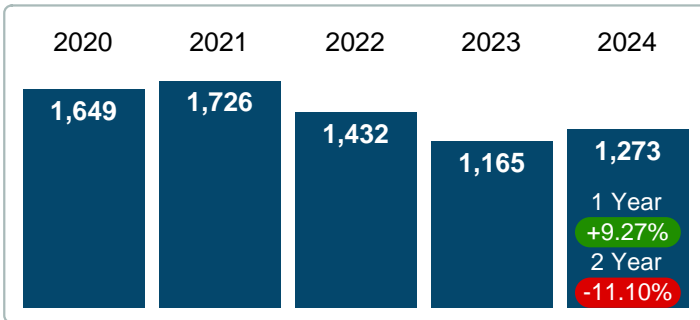
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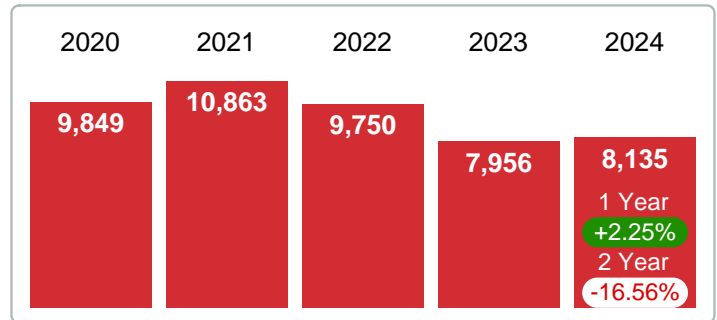
PENDING LISTINGS

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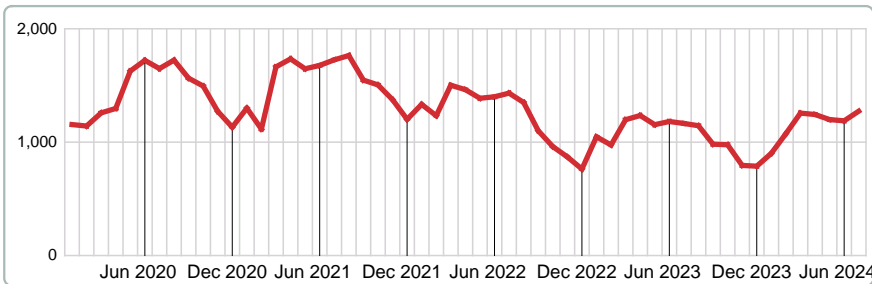
JULY



YEAR TO DATE (YTD)

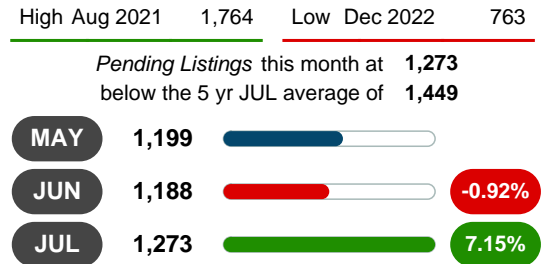


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,449



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	113	8.88%	16.0	56	51	4	2
\$125,001 - \$175,000	126	9.90%	12.0	46	74	6	0
\$175,001 - \$225,000	191	15.00%	13.0	22	153	15	1
\$225,001 - \$325,000	372	29.22%	19.0	22	231	110	9
\$325,001 - \$375,000	131	10.29%	25.0	6	52	67	6
\$375,001 - \$550,000	211	16.58%	34.0	3	89	96	23
\$550,001 and up	129	10.13%	32.0	2	22	68	37
Total Pending Units	1,273			157	672	366	78
Total Pending Volume	423,583,841	100%	20.0	26.76M	185.49M	155.74M	55.60M
Median Listing Price	\$280,000			\$149,950	\$245,000	\$365,000	\$523,950

July 2024



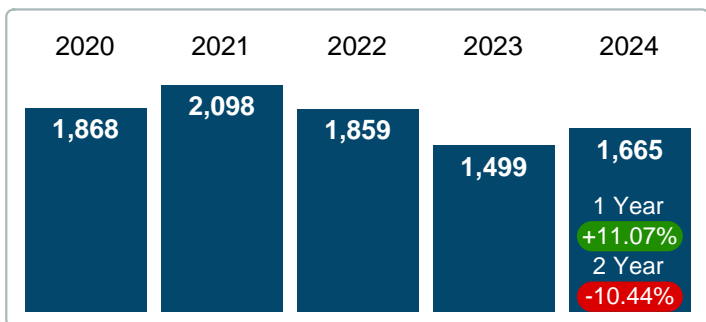
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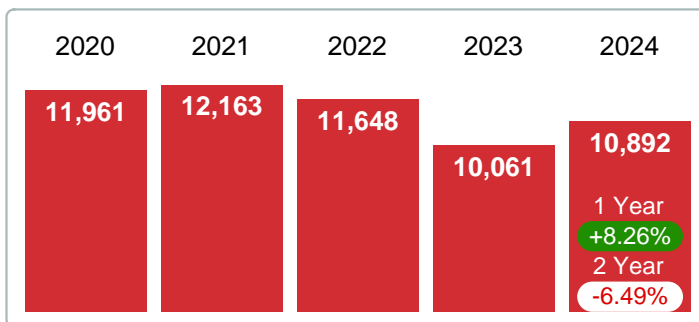
NEW LISTINGS

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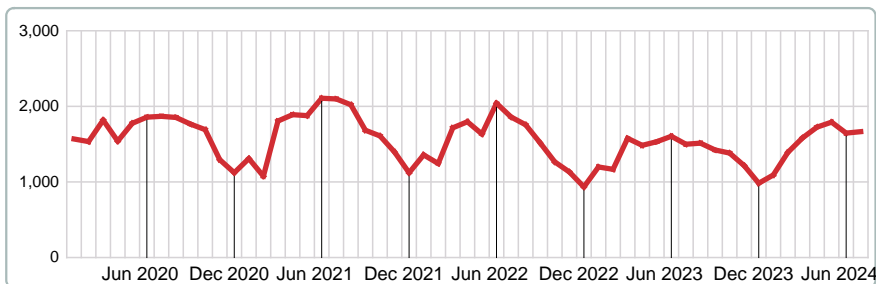
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,798

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at 1,665 below the 5 yr JUL average of 1,798



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	141	8.47%	69	61	11	0
\$125,001 - \$175,000	161	9.67%	53	96	11	1
\$175,001 - \$250,000	337	20.24%	35	267	35	0
\$250,001 - \$325,000	369	22.16%	21	237	100	11
\$325,001 - \$425,000	284	17.06%	19	124	124	17
\$425,001 - \$575,000	202	12.13%	6	77	97	22
\$575,001 and up	171	10.27%	5	28	90	48
Total New Listed Units	1,665		208	890	468	99
Total New Listed Volume	575,325,227	100%	41.78M	252.94M	208.09M	72.52M
Median New Listed Listing Price	\$289,990		\$155,750	\$260,000	\$369,995	\$570,000

July 2024



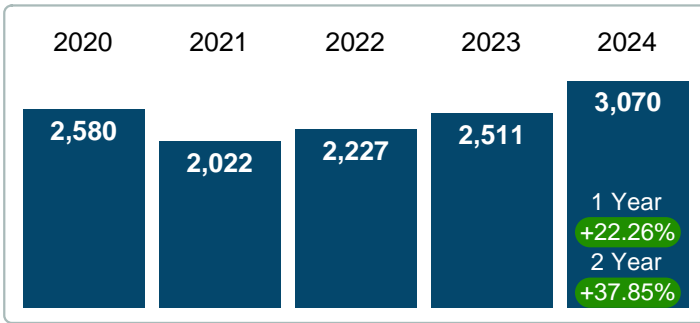
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



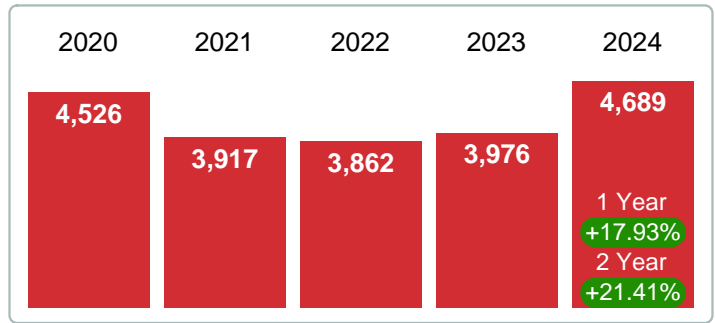
ACTIVE INVENTORY

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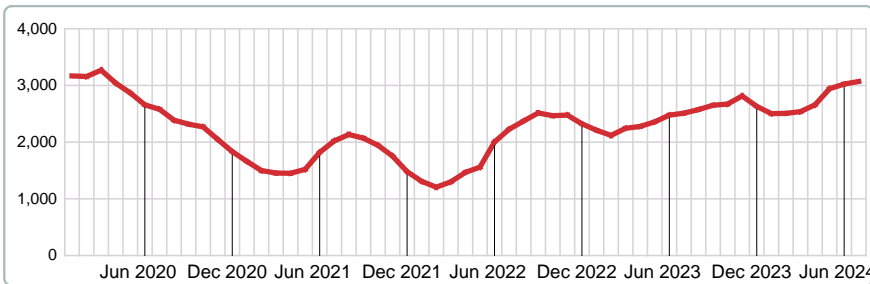
END OF JULY



ACTIVE DURING JULY



5 YEAR MARKET ACTIVITY TRENDS

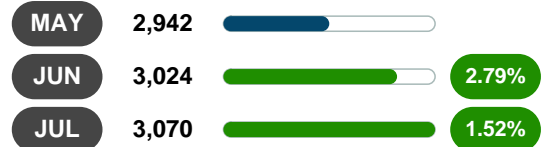


3 MONTHS

5 year JUL AVG = 2,482

High Mar 2020 3,269 Low Feb 2022 1,206

Inventory this month at **3,070**
above the 5 yr JUL average of **2,482**



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	259	8.44%	55.0	129	103	24	3
\$125,001 - \$200,000	340	11.07%	40.0	90	203	42	5
\$200,001 - \$275,000	519	16.91%	41.0	45	371	99	4
\$275,001 - \$375,000	678	22.08%	40.0	36	363	248	31
\$375,001 - \$525,000	597	19.45%	59.0	19	254	273	51
\$525,001 - \$700,000	358	11.66%	59.5	18	72	201	67
\$700,001 and up	319	10.39%	62.0	15	48	153	103
Total Active Inventory by Units		3,070		352	1,414	1,040	264
Total Active Inventory by Volume		1,311,781,406	100%	83.45M	458.60M	542.99M	226.75M
Median Active Inventory Listing Price		\$332,536		\$159,450	\$284,995	\$434,750	\$627,450

July 2024



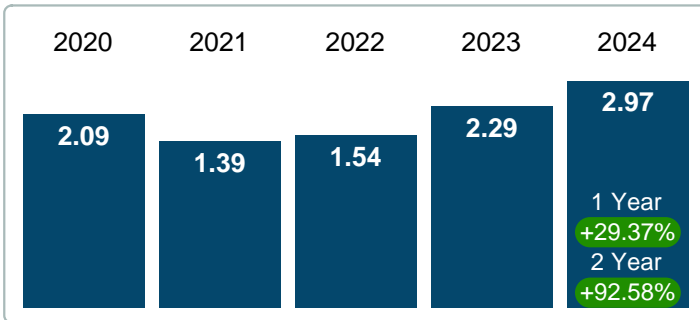
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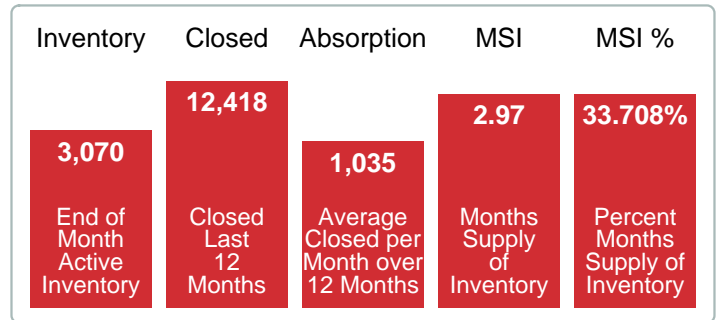
MONTHS SUPPLY of INVENTORY (MSI)

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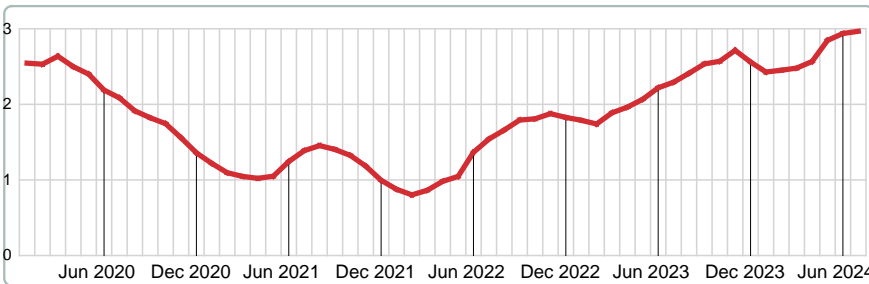
MSI FOR JULY



INDICATORS FOR JULY 2024

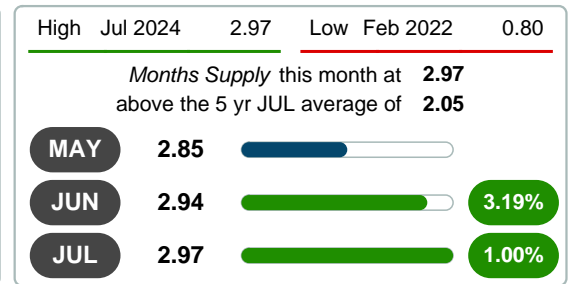


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2.05



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	259	8.44%	2.35	2.30	2.17	4.43	2.77
\$125,001 - \$200,000	340	11.07%	1.70	2.48	1.42	2.15	3.75
\$200,001 - \$275,000	519	16.91%	2.06	2.78	1.98	2.23	1.20
\$275,001 - \$375,000	678	22.08%	3.02	4.32	3.18	2.61	4.18
\$375,001 - \$525,000	597	19.45%	4.28	4.65	5.40	3.69	3.54
\$525,001 - \$700,000	358	11.66%	5.29	15.43	4.45	5.18	5.83
\$700,001 and up	319	10.39%	7.61	36.00	7.20	6.85	8.24
Market Supply of Inventory (MSI)			2.97	2.87	2.52	3.47	5.12
Total Active Inventory by Units		100%	2.97	352	1,414	1,040	264

July 2024



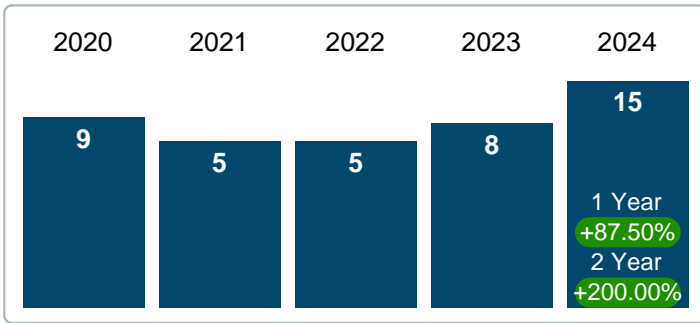
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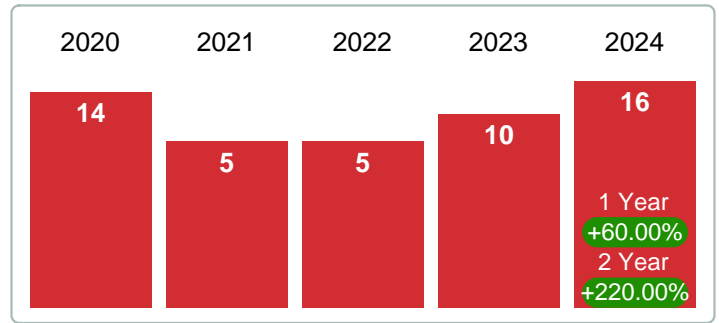
MEDIAN DAYS ON MARKET TO SALE

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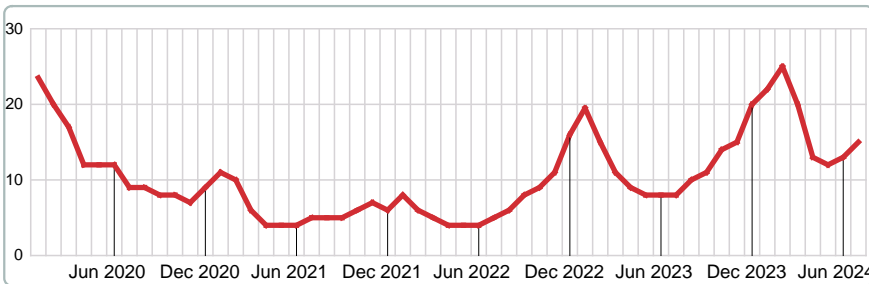
JULY



YEAR TO DATE (YTD)

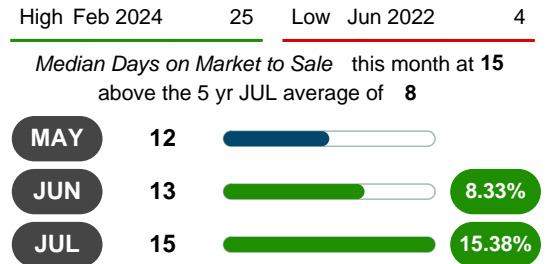


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 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	7.89%	18	17	20	26	29
\$125,001 - \$175,000	9.49%	10	6	11	11	0
\$175,001 - \$225,000	16.04%	14	14	14	27	47
\$225,001 - \$300,000	26.20%	14	11	11	21	21
\$300,001 - \$375,000	14.36%	14	5	11	19	15
\$375,001 - \$525,000	14.44%	21	106	19	18	41
\$525,001 and up	11.59%	25	7	30	27	19
Median Closed DOM		15	12	13	19	25
Total Closed Units	100%	1,191	114	666	353	58
Total Closed Volume		403,272,821	18.68M	186.88M	152.17M	45.55M

July 2024



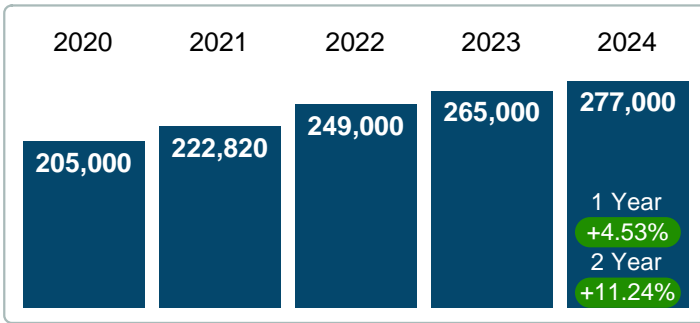
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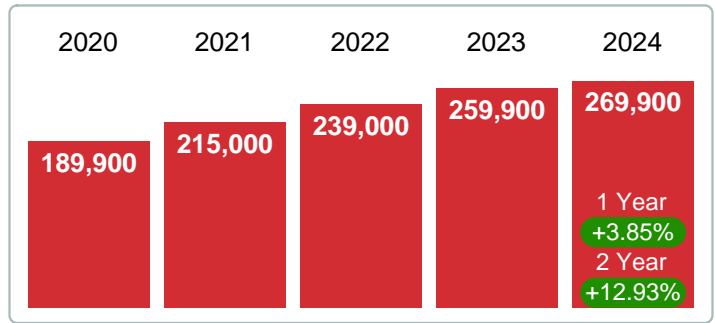
MEDIAN LIST PRICE AT CLOSING

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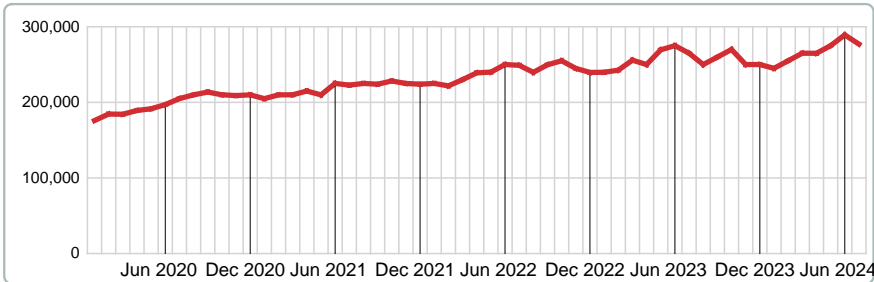
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

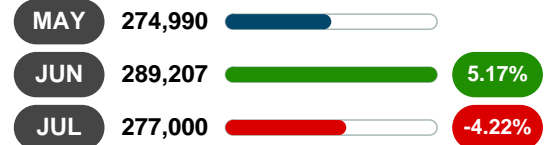


3 MONTHS

5 year JUL AVG = 243,764

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

Median List Price at Closing this month at **277,000** above the 5 yr JUL average of **243,764**



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	91	7.64%	93,500	90,500	100,000	94,500	0
\$125,001 - \$175,000	108	9.07%	155,000	140,000	162,425	164,900	0
\$175,001 - \$225,000	188	15.79%	204,500	202,000	202,865	210,000	196,000
\$225,001 - \$300,000	315	26.45%	265,000	264,850	262,000	269,950	277,500
\$300,001 - \$375,000	162	13.60%	329,950	323,500	325,000	335,000	320,000
\$375,001 - \$525,000	188	15.79%	429,950	425,000	413,278	442,900	439,000
\$525,001 and up	139	11.67%	650,000	575,000	629,000	650,000	837,500
Median List Price			277,000	140,000	249,900	375,000	489,278
Total Closed Units		100%	277,000	114	666	353	58
Total Closed Volume			410,714,771	19.21M	190.07M	154.48M	46.96M

July 2024



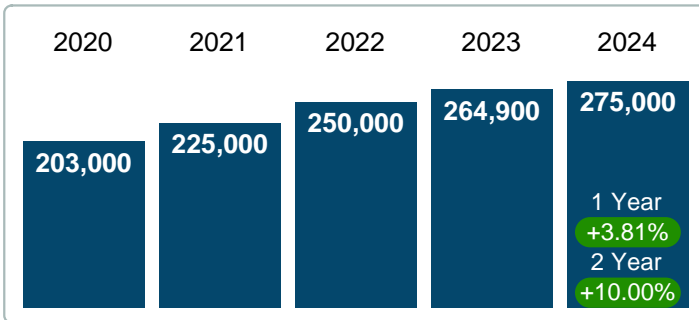
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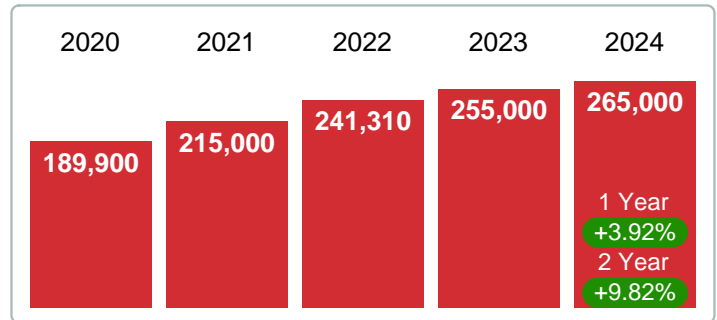
MEDIAN SOLD PRICE AT CLOSING

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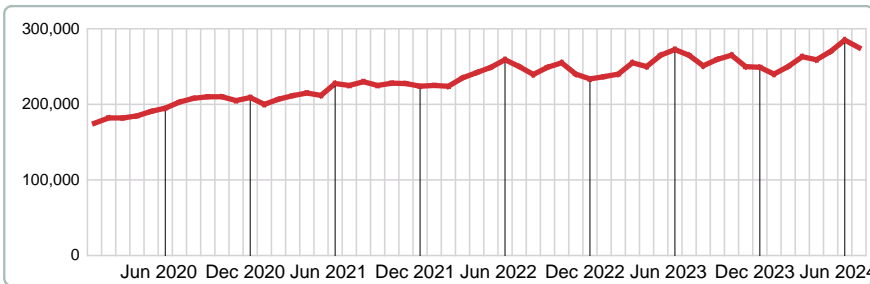
JULY



YEAR TO DATE (YTD)

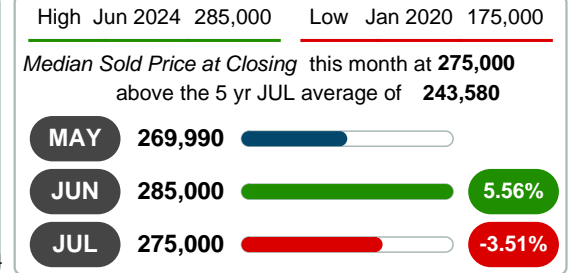


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 243,580



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	94	7.89%	92,750	88,750	98,875	90,000	125,000
\$125,001 - \$175,000	113	9.49%	155,000	144,800	158,950	159,000	0
\$175,001 - \$225,000	191	16.04%	203,000	196,500	202,500	212,528	220,000
\$225,001 - \$300,000	312	26.20%	262,000	268,500	260,000	270,000	267,500
\$300,001 - \$375,000	171	14.36%	334,000	356,750	328,950	335,000	305,000
\$375,001 - \$525,000	172	14.44%	430,000	402,500	415,000	445,000	438,500
\$525,001 and up	138	11.59%	650,000	550,000	635,000	639,000	832,500
Median Sold Price			275,000	137,500	245,000	372,101	477,000
Total Closed Units		100%	275,000	114	666	353	58
Total Closed Volume			403,272,821	18.68M	186.88M	152.17M	45.55M

July 2024



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



MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JULY

YEAR TO DATE (YTD)

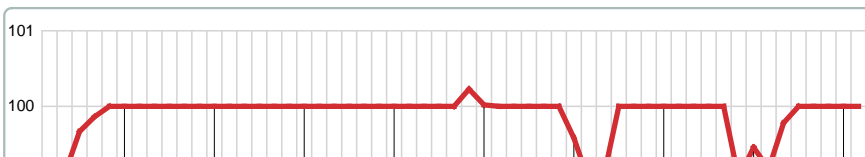
2020	2021	2022	2023	2024
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2020	2021	2022	2023	2024
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5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUL 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 JUL average of **100.00%**

- MAY 100.00%
- JUN 100.00%
- JUL 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	94	7.89%	96.45%	95.82%	99.22%	100.00%	69.44%	
\$125,001 - \$175,000	113	9.49%	99.49%	99.56%	99.47%	98.21%	0.00%	
\$175,001 - \$225,000	191	16.04%	100.00%	99.47%	100.00%	99.04%	100.00%	
\$225,001 - \$300,000	312	26.20%	100.00%	99.82%	100.00%	100.00%	98.64%	
\$300,001 - \$375,000	171	14.36%	100.00%	96.44%	100.00%	99.81%	97.45%	
\$375,001 - \$525,000	172	14.44%	100.00%	97.41%	100.00%	100.00%	100.00%	
\$525,001 and up	138	11.59%	98.88%	95.83%	98.26%	99.17%	98.65%	
Median Sold/List Ratio		100.00%		98.40%	100.00%	100.00%	99.22%	
Total Closed Units		1,191	100%	100.00%	114	666	353	58
Total Closed Volume		403,272,821			18.68M	186.88M	152.17M	45.55M

July 2024



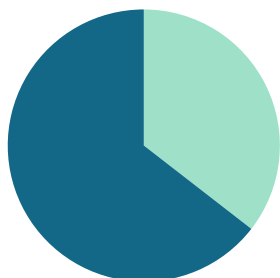
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Aug 12, 2024 for MLS Technology Inc.

INVENTORY

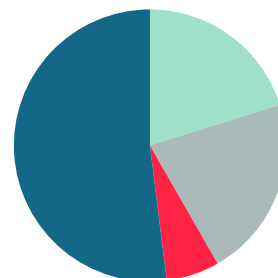


Inventory
 New Listings
1,665 = 35.49%
 Start Inventory
3,026
 Total Inventory Units
4,691
 Volume
\$1,869,056,978

Market Activity

Closed Sales
1,191 = 20.16%
 Pending Sales
1,273 = 21.55%
 Other Off Market
373 = 6.31%
 Active Inventory
3,070 = 51.97%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	1,127	1,191	5.68%	7,301	7,385	1.15%
Pending Sales	1,165	1,273	9.27%	7,956	8,135	2.25%
New Listings	1,499	1,665	11.07%	10,061	10,892	8.26%
Median List Price	265,000	277,000	4.53%	259,900	269,900	3.85%
Median Sale Price	264,900	275,000	3.81%	255,000	265,000	3.92%
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	15.00	87.50%	10.00	16.00	60.00%
Monthly Inventory	2,515	3,070	22.07%	2,515	3,070	22.07%
Months Supply of Inventory	2.30	2.97	29.16%	2.30	2.97	29.16%

Absorption: Last 12 months, an Average of **1,035** Sales/Month

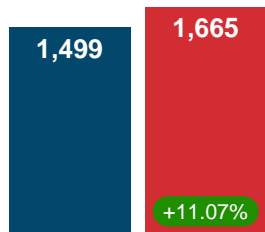
Inventory on July 31, 2024 = **3,070**

2023 **2024**

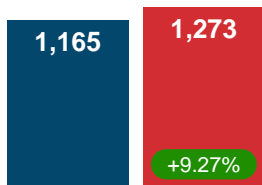
JULY MARKET

MEDIAN PRICES

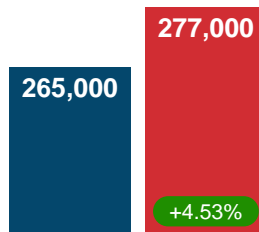
New Listings



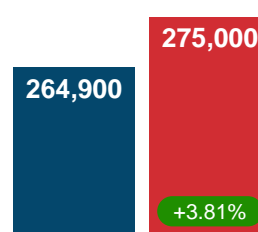
Pending Listings



List Price



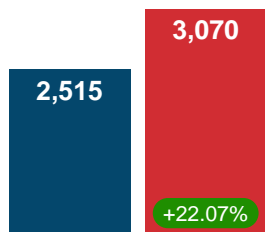
Sale Price



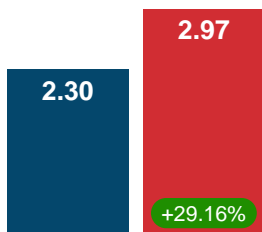
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

