

July 2024



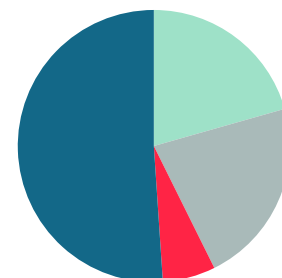
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	July 2024	+/-%
Closed Listings	744	778	4.57%
Pending Listings	751	834	11.05%
New Listings	990	1,101	11.21%
Average List Price	317,455	345,628	8.87%
Average Sale Price	312,865	340,050	8.69%
Average Percent of Selling Price to List Price	99.12%	98.94%	-0.18%
Average Days on Market to Sale	22.77	30.64	34.53%
End of Month Inventory	1,562	1,929	23.50%
Months Supply of Inventory	2.12	2.82	33.28%



■ Closed (20.59%)
■ Pending (22.08%)
■ Other OffMarket (6.27%)
■ Active (51.06%)

Absorption: Last 12 months, an Average of **683** Sales/Month
Active Inventory as of July 31, 2024 = **1,929**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2024 rose **23.50%** to 1,929 existing homes available for sale. Over the last 12 months this area has had an average of 683 closed sales per month. This represents an unsold inventory index of **2.82** 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 **8.69%** in July 2024 to \$340,050 versus the previous year at \$312,865.

Average Days on Market Lengthens

The average number of **30.64** days that homes spent on the market before selling increased by 7.86 days or **34.53%** in July 2024 compared to last year's same month at **22.77** DOM.

Sales Success for July 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 1,101 New Listings in July 2024, up **11.21%** from last year at 990. Furthermore, there were 778 Closed Listings this month versus last year at 744, a **4.57%** increase.

Closed versus Listed trends yielded a **70.7%** ratio, down from previous year's, July 2023, at **75.2%**, a **5.97%** downswing. This will certainly create pressure on an increasing Month's 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

July 2024



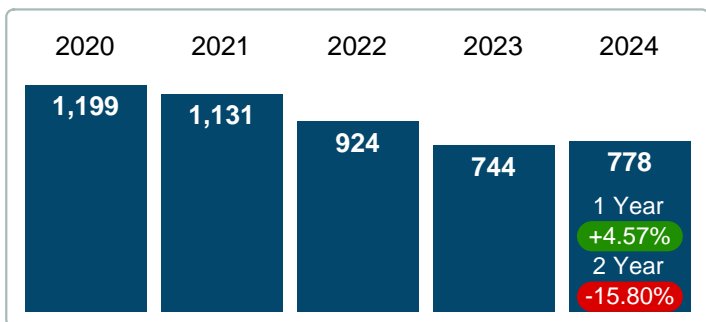
Area Delimited by County Of Tulsa - Residential Property Type



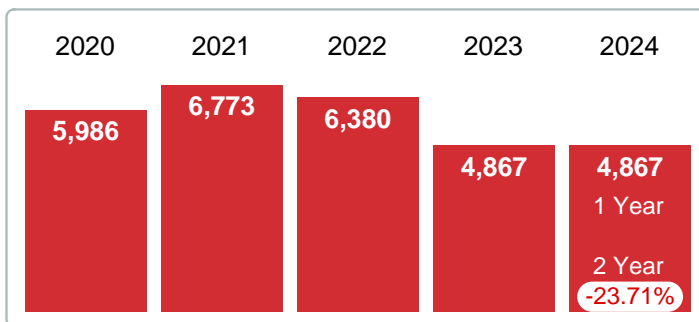
CLOSED LISTINGS

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

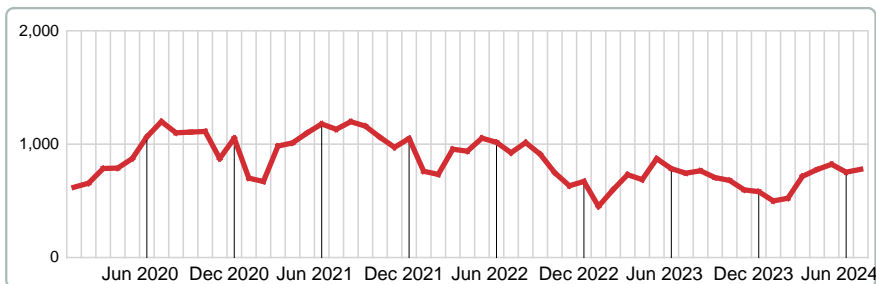
JULY



YEAR TO DATE (YTD)

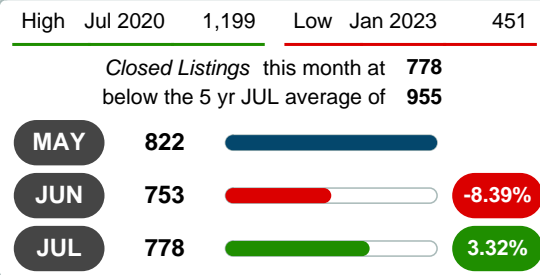


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 955



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	7.97%	31.3	33	28	1	0
\$125,001 - \$175,000	68	8.74%	22.6	18	45	5	0
\$175,001 - \$225,000	115	14.78%	16.4	13	96	5	1
\$225,001 - \$300,000	209	26.86%	26.0	11	144	45	9
\$300,001 - \$400,000	146	18.77%	34.5	3	67	70	6
\$400,001 - \$525,000	87	11.18%	33.3	0	28	50	9
\$525,001 and up	91	11.70%	56.3	0	20	52	19
Total Closed Units	778			78	428	228	44
Total Closed Volume	264,559,186	100%	30.6	12.22M	115.71M	99.80M	36.83M
Average Closed Price	\$340,050			\$156,712	\$270,359	\$437,702	\$836,947

July 2024



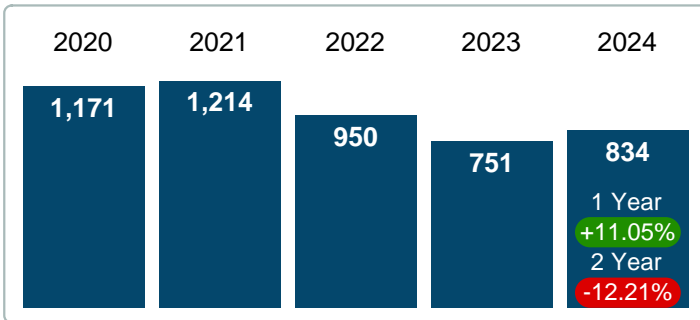
Area Delimited by County Of Tulsa - Residential Property Type



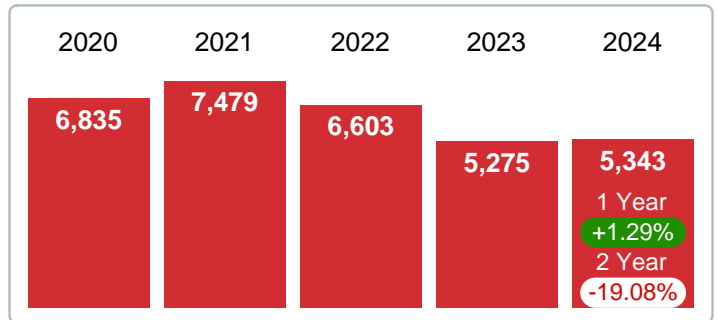
PENDING LISTINGS

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

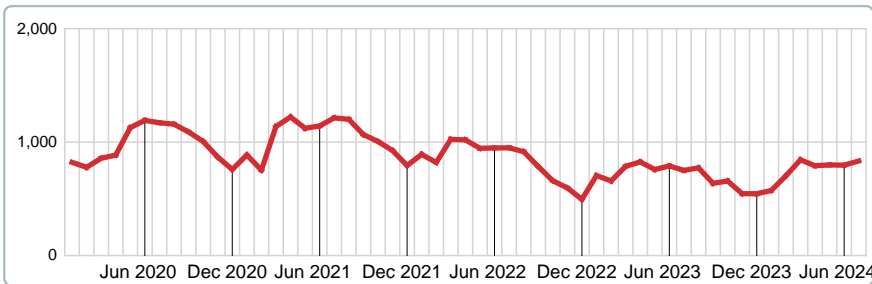
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 984

High Apr 2021 1,222 Low Dec 2022 496

Pending Listings this month at **834**
below the 5 yr JUL average of **984**



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	70	8.39%	27.2	39	28	3	0
\$125,001 - \$175,000	79	9.47%	26.6	34	44	1	0
\$175,001 - \$225,000	132	15.83%	25.9	17	103	12	0
\$225,001 - \$325,000	240	28.78%	31.1	18	143	76	3
\$325,001 - \$375,000	100	11.99%	29.6	5	38	52	5
\$375,001 - \$525,000	125	14.99%	45.2	2	41	69	13
\$525,001 and up	88	10.55%	54.2	2	17	45	24
Total Pending Units	834			117	414	258	45
Total Pending Volume	270,801,360	100%	32.8	20.80M	112.25M	108.68M	29.07M
Average Listing Price	\$286,297			\$177,761	\$271,147	\$421,238	\$645,981

July 2024



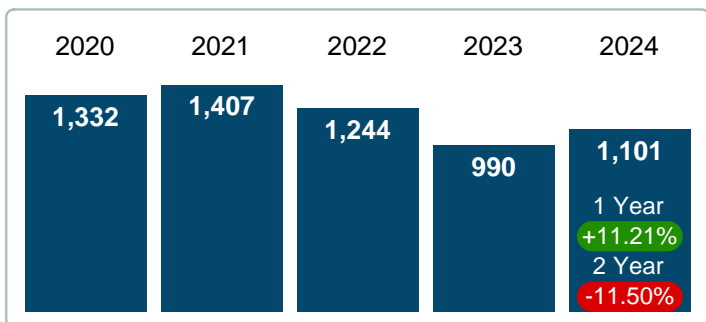
Area Delimited by County Of Tulsa - Residential Property Type



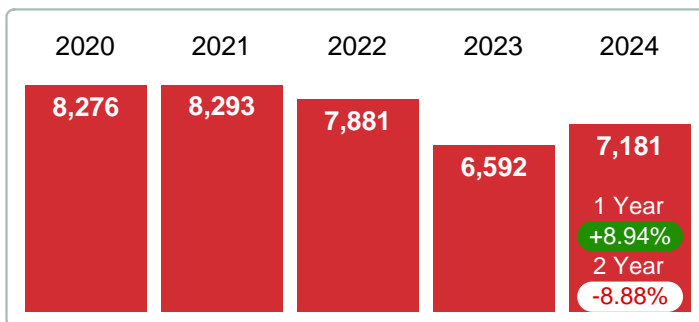
NEW LISTINGS

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

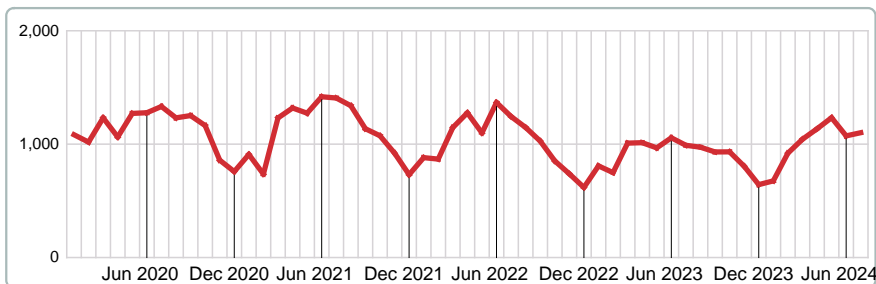
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,215

High Jun 2021 1,418 Low Dec 2022 618

New Listings this month at 1,101 below the 5 yr JUL average of 1,215



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	88	7.99%	36	44	8	0
\$125,001 - \$175,000	105	9.54%	43	52	9	1
\$175,001 - \$250,000	233	21.16%	25	185	23	0
\$250,001 - \$325,000	237	21.53%	17	143	72	5
\$325,001 - \$400,000	172	15.62%	15	64	83	10
\$400,001 - \$575,000	155	14.08%	7	61	70	17
\$575,001 and up	111	10.08%	3	16	58	34
Total New Listed Units	1,101		146	565	323	67
Total New Listed Volume	374,127,887	100%	31.86M	156.81M	137.42M	48.04M
Average New Listed Listing Price	\$279,795		\$218,194	\$277,545	\$425,454	\$716,972

July 2024



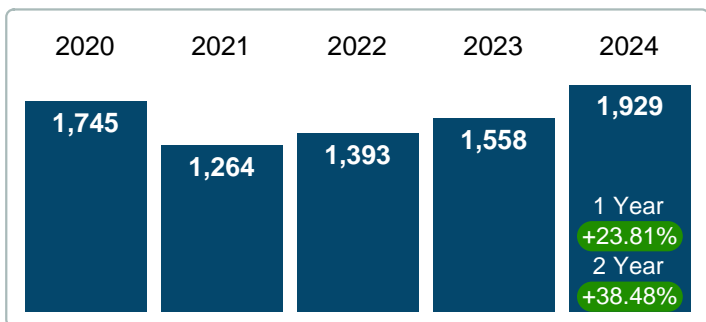
Area Delimited by County Of Tulsa - Residential Property Type



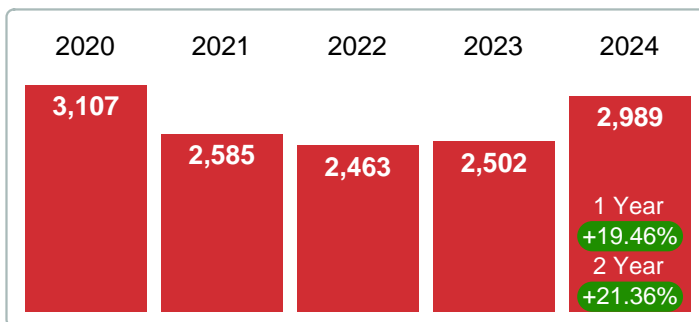
ACTIVE INVENTORY

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

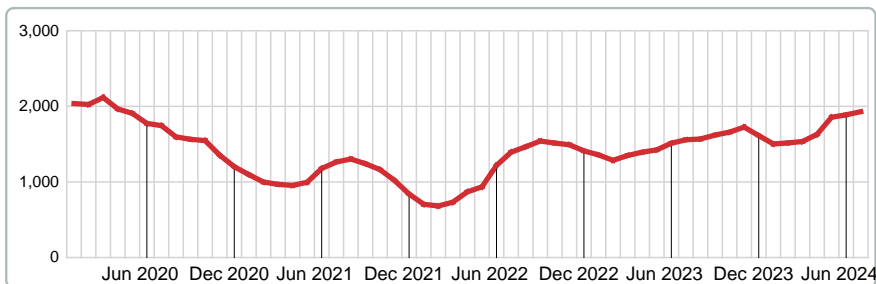
END OF JULY



ACTIVE DURING JULY



5 YEAR MARKET ACTIVITY TRENDS

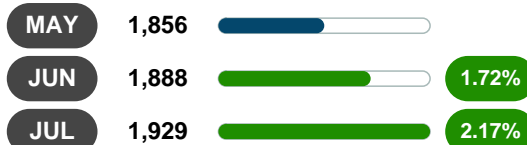


3 MONTHS

5 year JUL AVG = 1,578

High Mar 2020 2,117 Low Feb 2022 682

Inventory this month at 1,929 above the 5 yr JUL average of 1,578



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	156	8.09%	87.2	68	73	15	0
\$125,001 - \$225,000	278	14.41%	49.6	72	164	40	2
\$225,001 - \$275,000	248	12.86%	46.4	28	181	39	0
\$275,001 - \$400,000	499	25.87%	54.6	30	227	215	27
\$400,001 - \$525,000	314	16.28%	72.1	12	135	131	36
\$525,001 - \$700,000	236	12.23%	83.2	12	45	137	42
\$700,001 and up	198	10.26%	79.3	8	29	95	66
Total Active Inventory by Units	1,929			230	854	672	173
Total Active Inventory by Volume	837,609,653	100%	64.3	54.39M	276.46M	359.16M	147.61M
Average Active Inventory Listing Price	\$434,220			\$236,462	\$323,722	\$534,458	\$853,231

July 2024



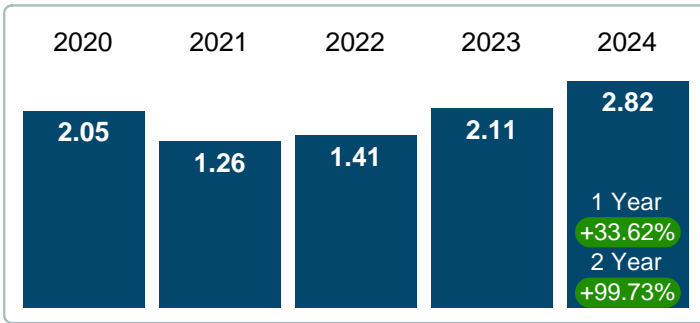
Area Delimited by County Of Tulsa - Residential Property Type



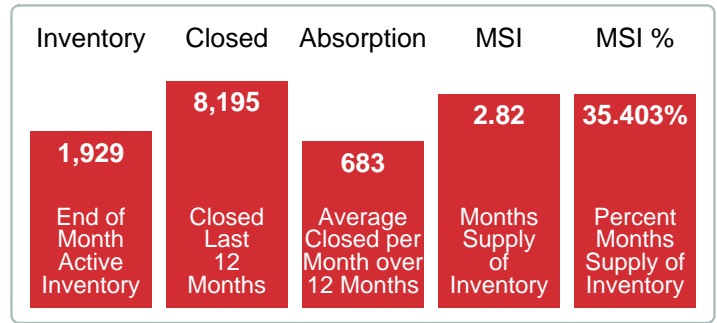
MONTHS SUPPLY of INVENTORY (MSI)

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

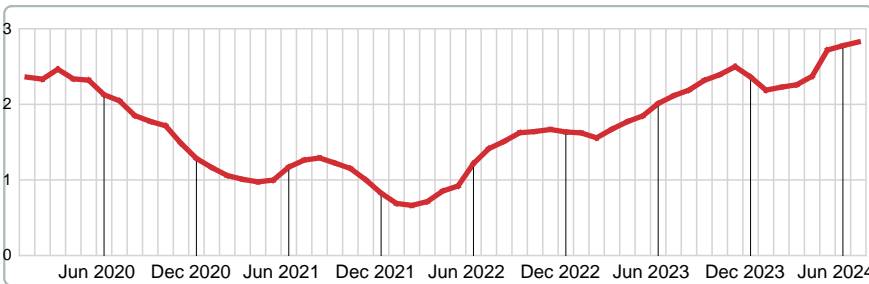
MSI FOR JULY



INDICATORS FOR JULY 2024

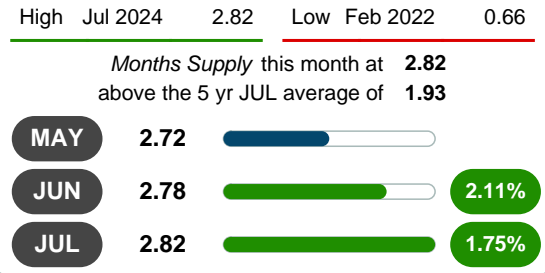


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1.93



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	156	8.09%	2.28	1.75	2.70	6.43	0.00
\$125,001 - \$225,000	278	14.41%	1.51	2.29	1.23	2.29	1.20
\$225,001 - \$275,000	248	12.86%	2.23	3.95	2.22	1.86	0.00
\$275,001 - \$400,000	499	25.87%	2.87	4.24	2.86	2.66	4.00
\$400,001 - \$525,000	314	16.28%	4.56	5.33	6.59	3.45	4.36
\$525,001 - \$700,000	236	12.23%	5.22	18.00	4.06	5.22	5.79
\$700,001 and up	198	10.26%	6.32	32.00	6.44	5.53	7.01
Market Supply of Inventory (MSI)			2.82	2.63	2.39	3.31	4.92
Total Active Inventory by Units		100%	2.82	230	854	672	173

July 2024



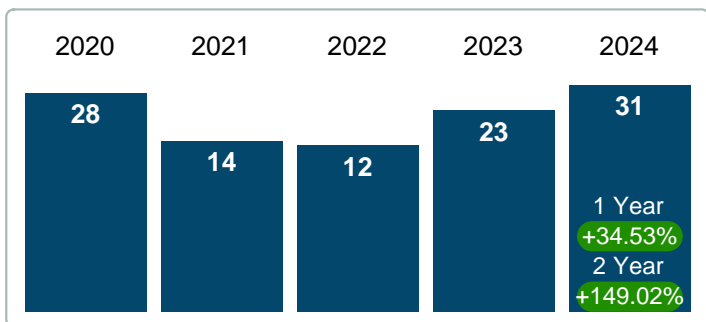
Area Delimited by County Of Tulsa - Residential Property Type



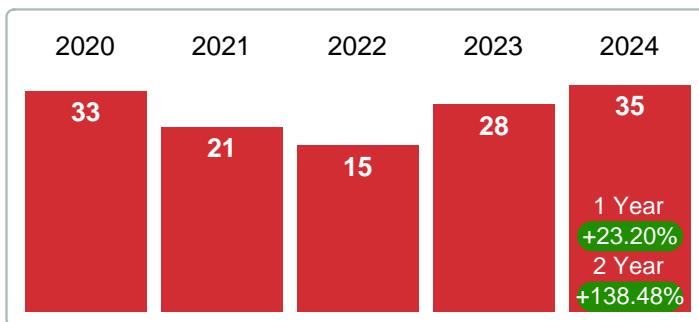
AVERAGE DAYS ON MARKET TO SALE

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

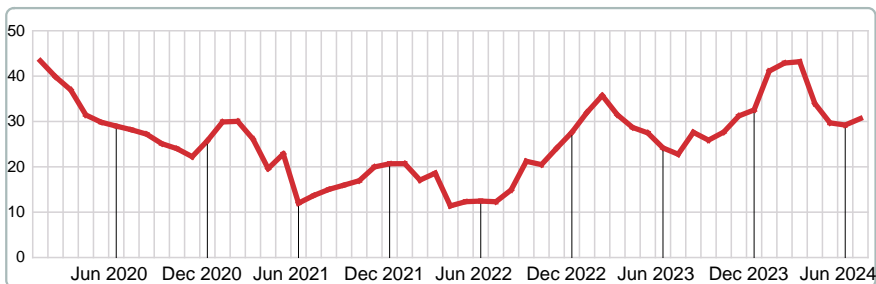
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 22

High Jan 2020 43 Low Apr 2022 11

Average Days on Market to Sale this month at 31 above the 5 yr JUL average of 22



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 62	7.97%	31	27	37	26	0
\$125,001 - \$175,000 68	8.74%	23	19	25	16	0
\$175,001 - \$225,000 115	14.78%	16	16	17	7	38
\$225,001 - \$300,000 209	26.86%	26	23	24	32	36
\$300,001 - \$400,000 146	18.77%	34	164	25	38	32
\$400,001 - \$525,000 87	11.18%	33	0	30	31	56
\$525,001 and up 91	11.70%	56	0	66	61	33
Average Closed DOM		31	28	26	39	38
Total Closed Units	100%	31	78	428	228	44
Total Closed Volume		264,559,186	12.22M	115.71M	99.80M	36.83M

July 2024



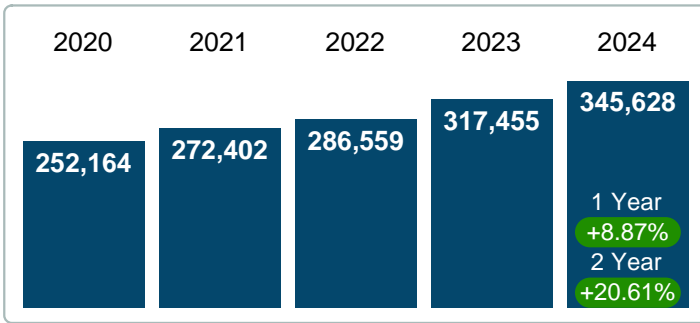
Area Delimited by County Of Tulsa - Residential Property Type



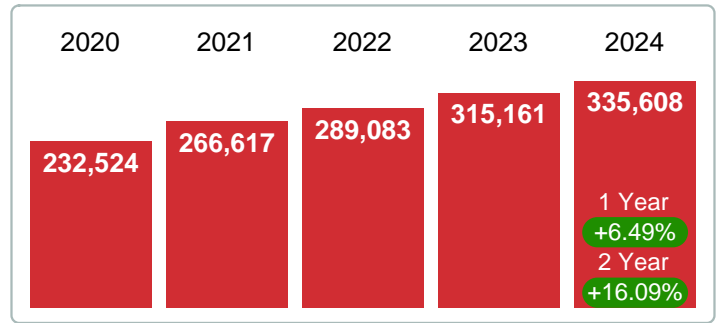
AVERAGE LIST PRICE AT CLOSING

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

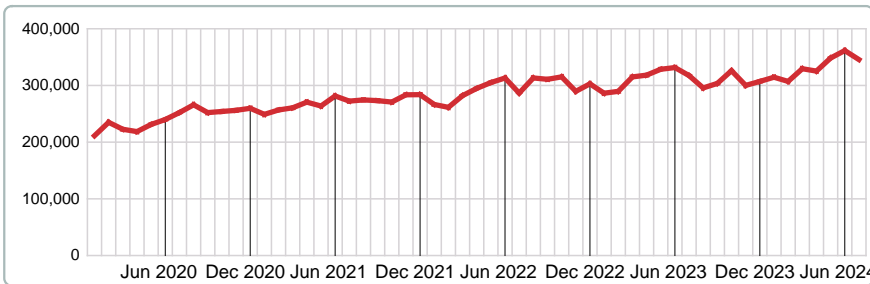
JULY



YEAR TO DATE (YTD)

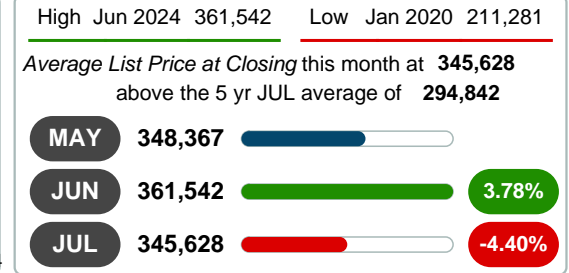


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 294,842



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	58	7.46%	92,216	92,112	104,305	99,000	0	
\$125,001 - \$175,000	67	8.61%	153,608	150,650	159,751	173,760	0	
\$175,001 - \$225,000	117	15.04%	202,162	205,754	203,115	209,200	228,000	
\$225,001 - \$300,000	206	26.48%	266,444	269,532	265,219	270,426	276,878	
\$300,001 - \$400,000	151	19.41%	350,017	376,133	352,990	351,509	356,300	
\$400,001 - \$525,000	89	11.44%	460,137	0	459,097	462,546	441,884	
\$525,001 and up	90	11.57%	899,040	0	656,130	753,463	1,527,442	
Average List Price		345,628		160,506	274,363	443,403	860,365	
Total Closed Units		778	100%	345,628	78	428	228	44
Total Closed Volume		268,898,957			12.52M	117.43M	101.10M	37.86M

July 2024



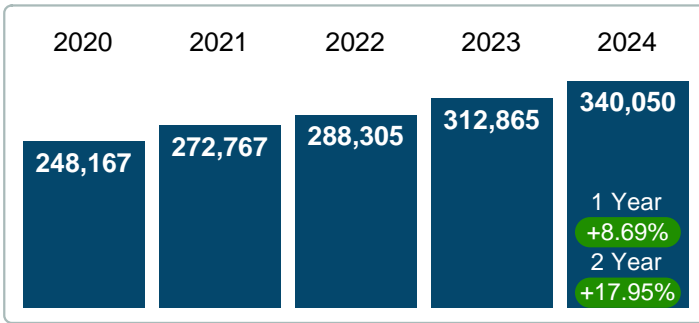
Area Delimited by County Of Tulsa - Residential Property Type



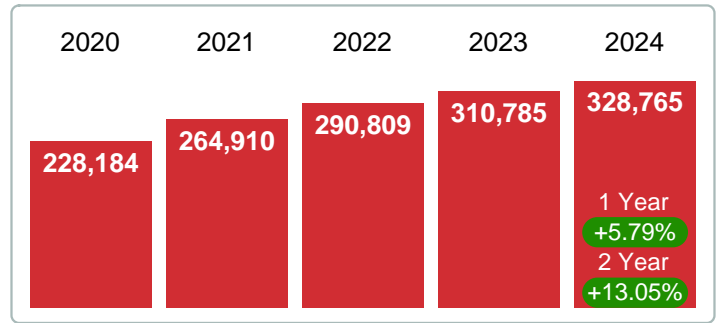
AVERAGE SOLD PRICE AT CLOSING

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

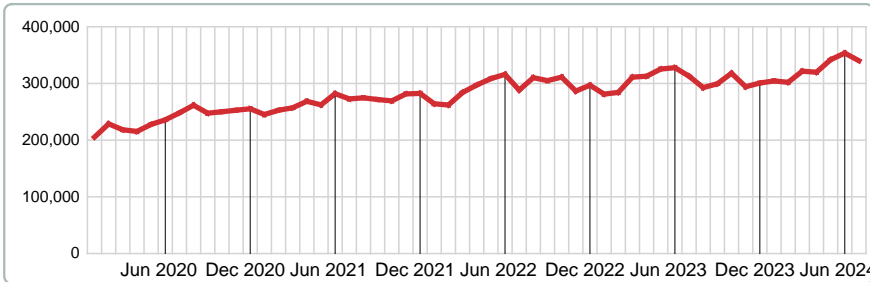
JULY



YEAR TO DATE (YTD)

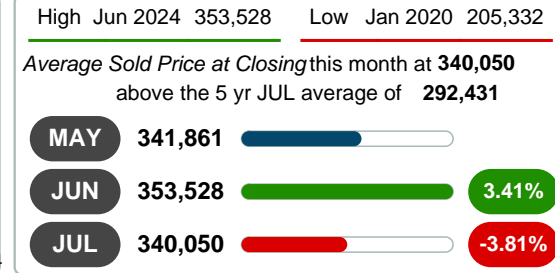


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 292,431



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	7.97%	92,176	87,259	98,048	90,000	0
\$125,001 - \$175,000	8.74%	153,946	150,322	154,601	161,100	0
\$175,001 - \$225,000	14.78%	202,877	201,300	202,465	210,859	223,000
\$225,001 - \$300,000	26.86%	264,299	265,264	262,623	268,841	267,222
\$300,001 - \$400,000	18.77%	348,617	367,800	349,637	346,514	352,167
\$400,001 - \$525,000	11.18%	456,185	0	451,466	460,936	444,472
\$525,001 and up	11.70%	870,555	0	634,521	739,340	1,478,126
Average Sold Price		340,050	156,712	270,359	437,702	836,947
Total Closed Units	100%	340,050	78	428	228	44
Total Closed Volume		264,559,186	12.22M	115.71M	99.80M	36.83M

July 2024



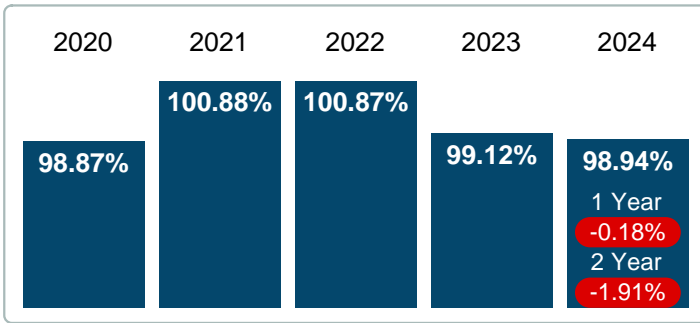
Area Delimited by County Of Tulsa - Residential Property Type



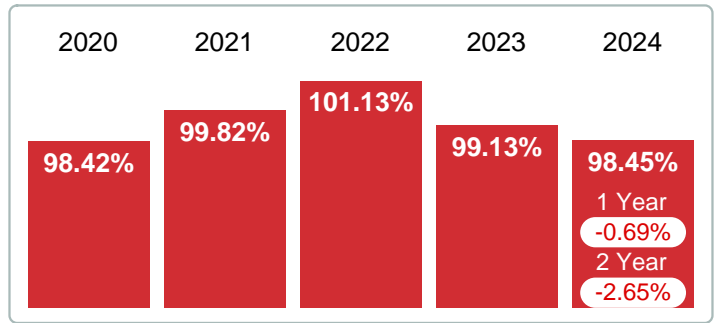
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

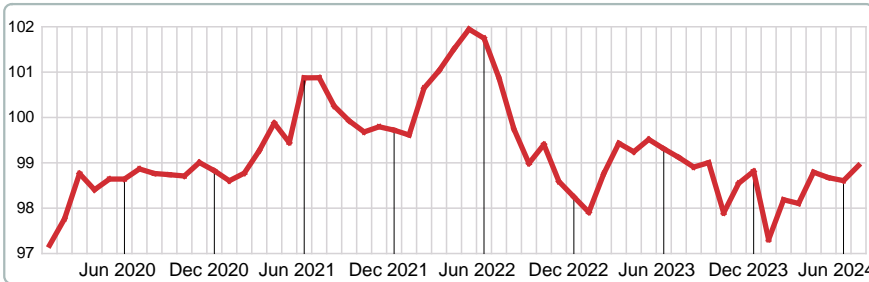
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

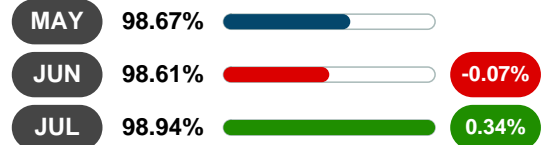


3 MONTHS

5 year JUL AVG = 99.73%

High May 2022 101.95% Low Jan 2020 97.18%

Average Sold/List Ratio this month at **98.94%**
below the 5 yr JUL average of **99.73%**



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	7.97%	94.30%	94.23%	94.51%	90.91%	0.00%
\$125,001 - \$175,000	68	8.74%	97.89%	100.03%	97.54%	93.31%	0.00%
\$175,001 - \$225,000	115	14.78%	100.71%	97.92%	101.11%	100.76%	97.81%
\$225,001 - \$300,000	209	26.86%	99.74%	98.43%	99.19%	102.40%	96.76%
\$300,001 - \$400,000	146	18.77%	98.89%	98.41%	99.15%	98.67%	98.71%
\$400,001 - \$525,000	87	11.18%	99.47%	0.00%	98.53%	99.72%	101.02%
\$525,001 and up	91	11.70%	98.40%	0.00%	97.16%	98.93%	98.25%
Average Sold/List Ratio		98.90%		96.94%	99.00%	99.59%	98.57%
Total Closed Units		778	100%	78	428	228	44
Total Closed Volume		264,559,186		12.22M	115.71M	99.80M	36.83M

July 2024



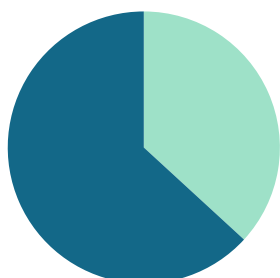
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

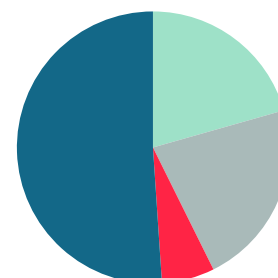


Inventory
 New Listings
1,101 = 36.82%
 Start Inventory
1,889
 Total Inventory Units
2,990
 Volume
\$1,199,277,038

Market Activity

Closed Sales
778 = 20.59%
 Pending Sales
834 = 22.08%
 Other Off Market
237 = 6.27%
 Active Inventory
1,929 = 51.06%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	744	778	4.57%	4,867	4,867	0.00%
Pending Sales	751	834	11.05%	5,275	5,343	1.29%
New Listings	990	1,101	11.21%	6,592	7,181	8.94%
Average List Price	317,455	345,628	8.87%	315,161	335,608	6.49%
Average Sale Price	312,865	340,050	8.69%	310,785	328,765	5.79%
Average Percent of Selling Price to List Price	99.12%	98.94%	-0.18%	99.13%	98.45%	-0.69%
Average Days on Market to Sale	22.77	30.64	34.53%	28.43	35.02	23.20%
Monthly Inventory	1,562	1,929	23.50%	1,562	1,929	23.50%
Months Supply of Inventory	2.12	2.82	33.28%	2.12	2.82	33.28%

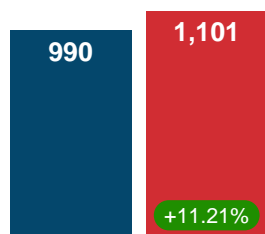
Absorption: Last 12 months, an Average of **683** Sales/Month

Inventory on July 31, 2024 = **1,929** 2023 2024

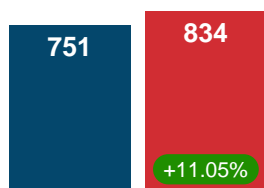
JULY MARKET

AVERAGE PRICES

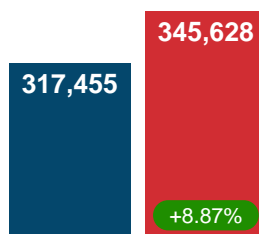
New Listings



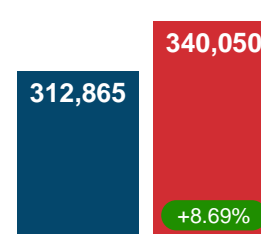
Pending Listings



List Price



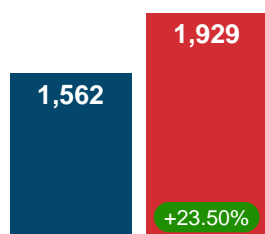
Sale Price



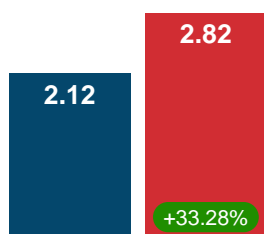
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

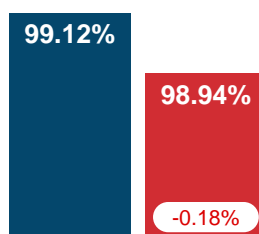
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

