

July 2024



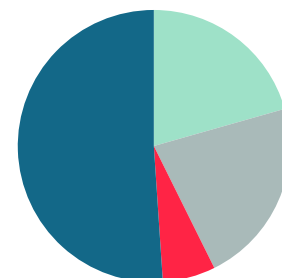
Area Delimited by County Of Tulsa - Residential Property Type



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%
Median List Price	271,500	284,950	4.95%
Median Sale Price	270,000	279,500	3.52%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	14.00	100.00%
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.

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 **3.52%** in July 2024 to \$279,500 versus the previous year at \$270,000.

Median Days on Market Lengthens

The median number of **14.00** days that homes spent on the market before selling increased by 7.00 days or **100.00%** in July 2024 compared to last year's same month at **7.00** 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 1,101 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.

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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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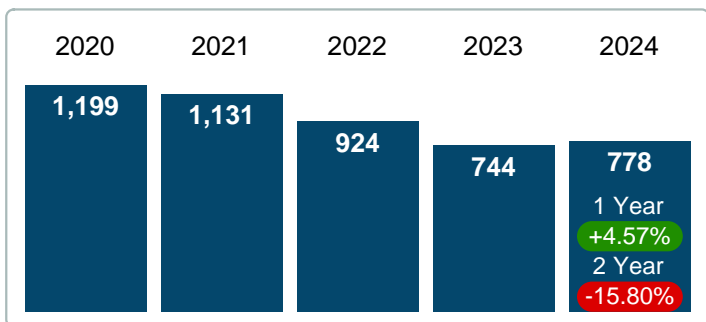
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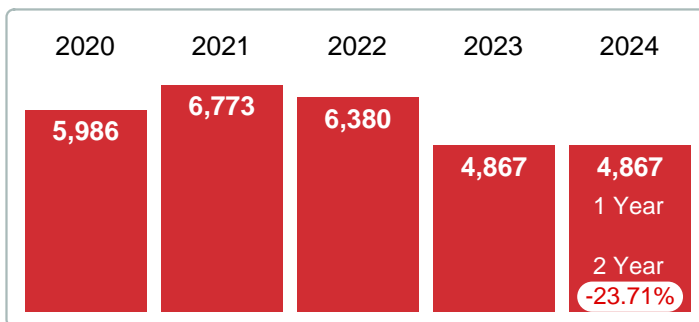
CLOSED LISTINGS

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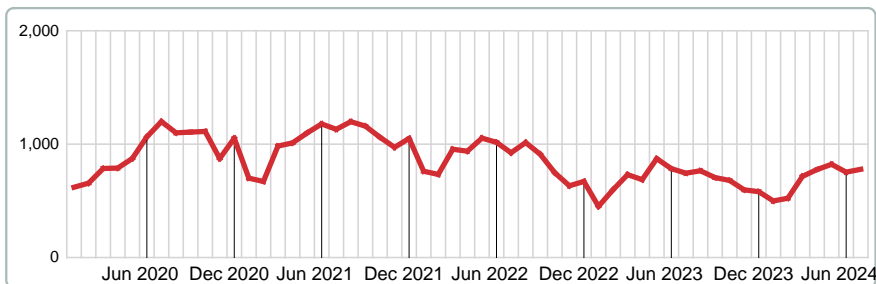
JULY



YEAR TO DATE (YTD)

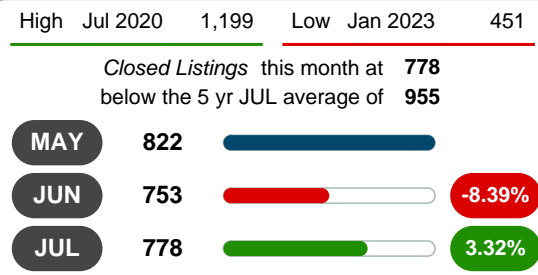


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 955



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	62	7.97%	18.5	33	28	1	0
\$125,001 - \$175,000	68	8.74%	8.0	18	45	5	0
\$175,001 - \$225,000	115	14.78%	11.0	13	96	5	1
\$225,001 - \$300,000	209	26.86%	14.0	11	144	45	9
\$300,001 - \$400,000	146	18.77%	14.0	3	67	70	6
\$400,001 - \$525,000	87	11.18%	13.0	0	28	50	9
\$525,001 and up	91	11.70%	27.0	0	20	52	19
Total Closed Units	778			78	428	228	44
Total Closed Volume	264,559,186	100%	14.0	12.22M	115.71M	99.80M	36.83M
Median Closed Price	\$279,500			\$140,550	\$249,450	\$377,000	\$453,875

July 2024



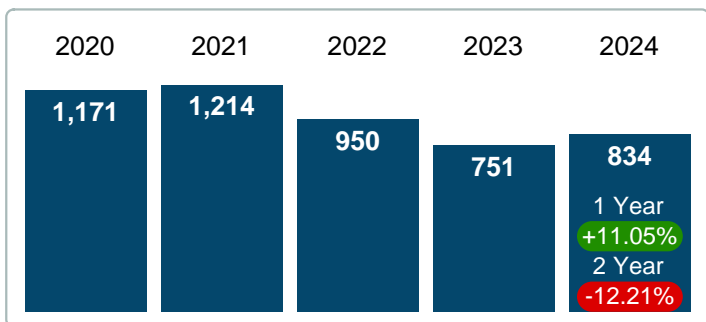
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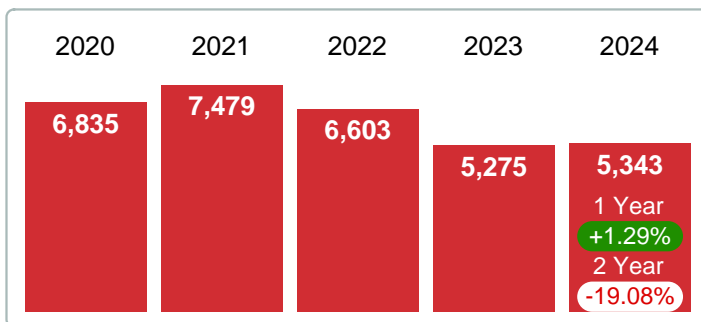
PENDING LISTINGS

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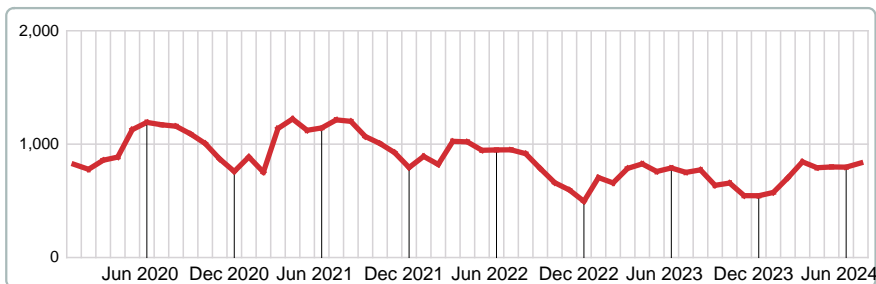
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

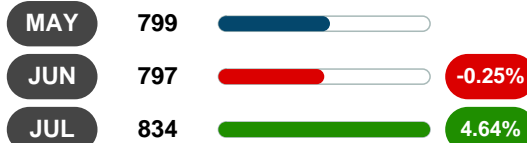


3 MONTHS

5 year JUL AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	70	8.39%	14.0	39	28	3	0
\$125,001 - \$175,000	79	9.47%	8.0	34	44	1	0
\$175,001 - \$225,000	132	15.83%	12.5	17	103	12	0
\$225,001 - \$325,000	240	28.78%	19.5	18	143	76	3
\$325,001 - \$375,000	100	11.99%	21.0	5	38	52	5
\$375,001 - \$525,000	125	14.99%	30.0	2	41	69	13
\$525,001 and up	88	10.55%	41.0	2	17	45	24
Total Pending Units	834			117	414	258	45
Total Pending Volume	270,801,360	100%	18.0	20.80M	112.25M	108.68M	29.07M
Median Listing Price	\$285,000			\$155,000	\$240,000	\$365,000	\$580,000

July 2024



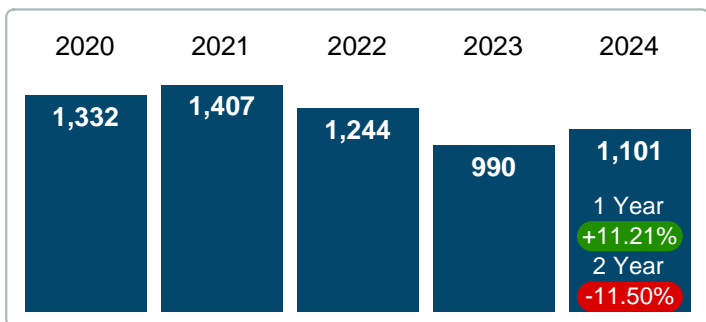
Area Delimited by County Of Tulsa - Residential Property Type



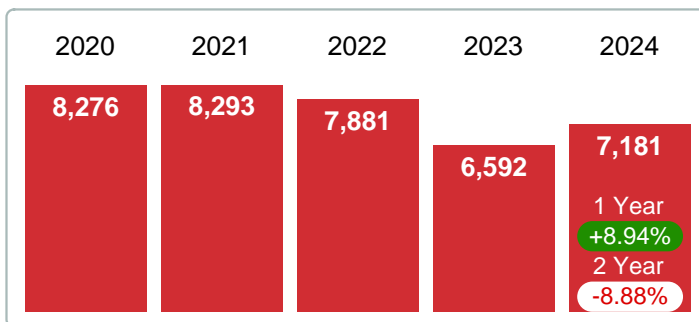
NEW LISTINGS

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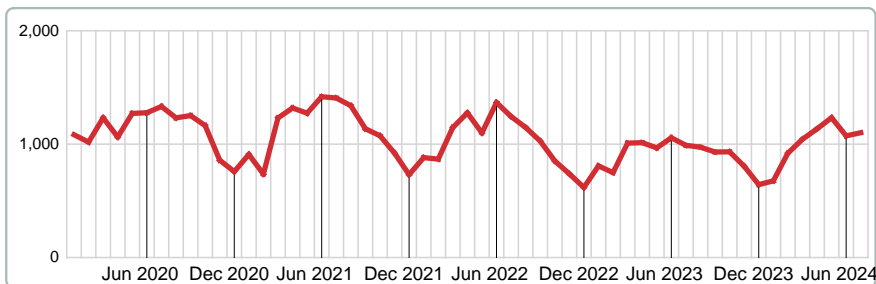
JULY



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
Median New Listed Listing Price	\$289,900		\$169,900	\$252,000	\$360,000	\$599,900

July 2024



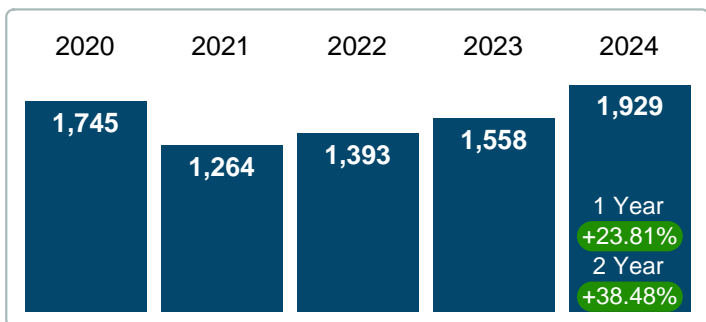
Area Delimited by County Of Tulsa - Residential Property Type



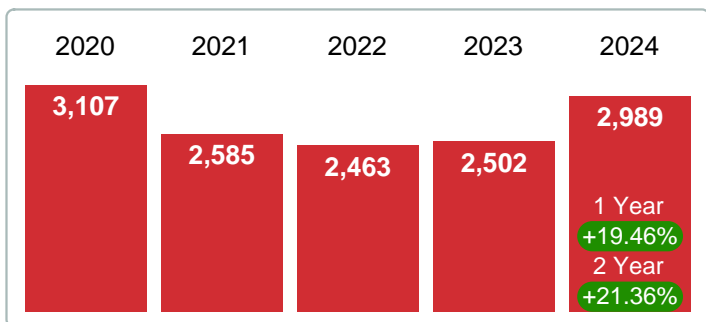
ACTIVE INVENTORY

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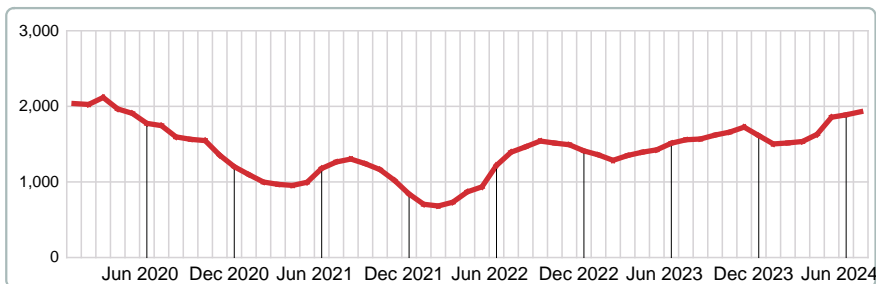
END OF JULY



ACTIVE DURING JULY



5 YEAR MARKET ACTIVITY TRENDS

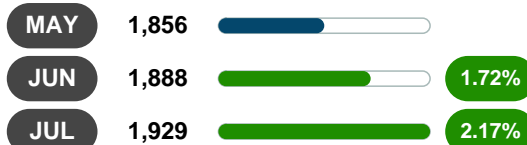


3 MONTHS

5 year JUL AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	156	8.09%	54.0	68	73	15	0
\$125,001 - \$225,000	278	14.41%	35.0	72	164	40	2
\$225,001 - \$275,000	248	12.86%	40.0	28	181	39	0
\$275,001 - \$400,000	499	25.87%	40.0	30	227	215	27
\$400,001 - \$525,000	314	16.28%	61.5	12	135	131	36
\$525,001 - \$700,000	236	12.23%	61.0	12	45	137	42
\$700,001 and up	198	10.26%	64.5	8	29	95	66
Total Active Inventory by Units			1,929	230	854	672	173
Total Active Inventory by Volume			837,609,653	54.39M	276.46M	359.16M	147.61M
Median Active Inventory Listing Price			\$339,900	\$172,515	\$280,000	\$428,950	\$615,000

July 2024



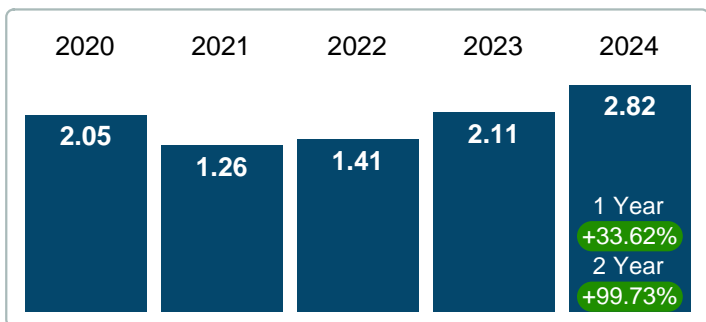
Area Delimited by County Of Tulsa - Residential Property Type



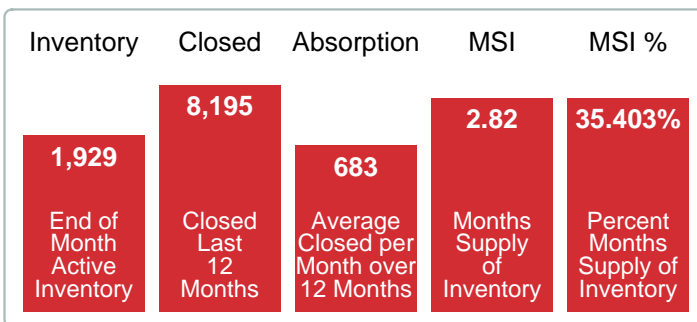
MONTHS SUPPLY of INVENTORY (MSI)

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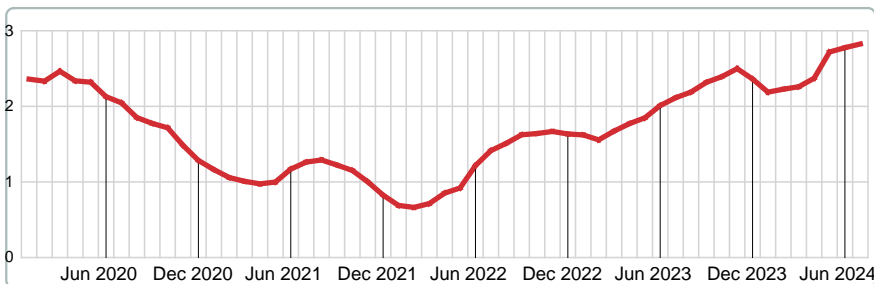
MSI FOR JULY



INDICATORS FOR JULY 2024

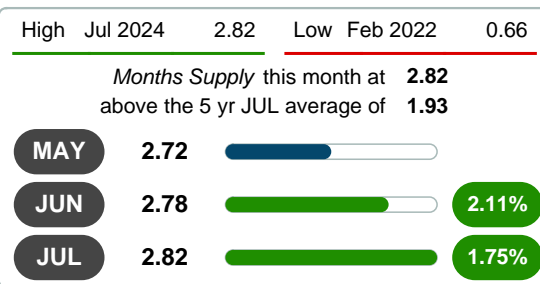


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 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



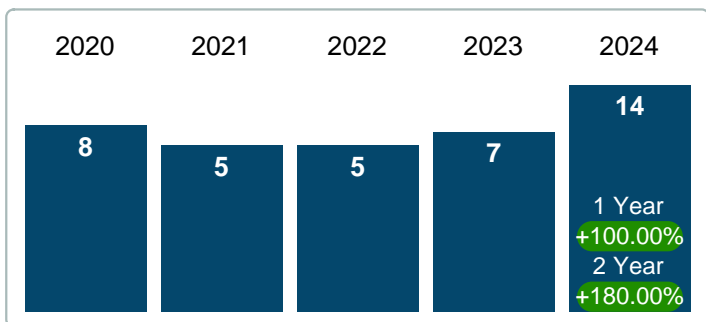
Area Delimited by County Of Tulsa - Residential Property Type



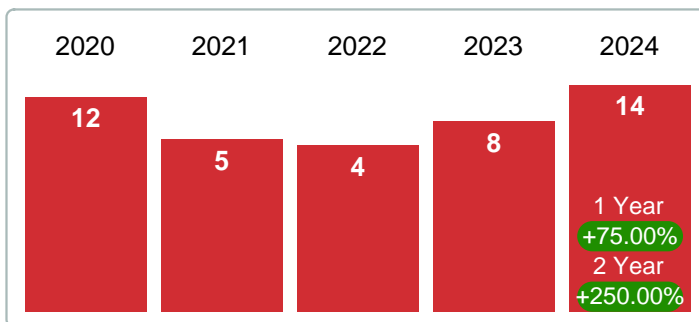
MEDIAN DAYS ON MARKET TO SALE

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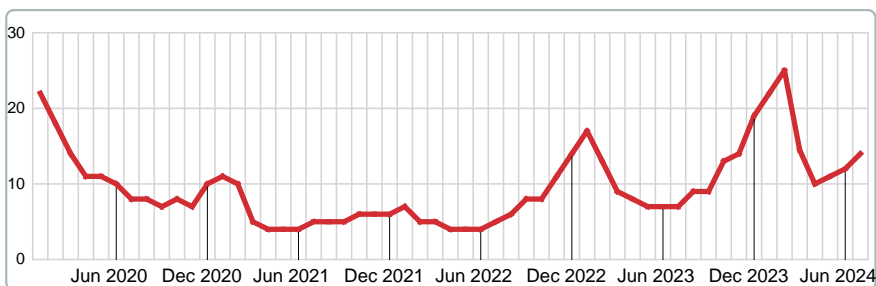
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

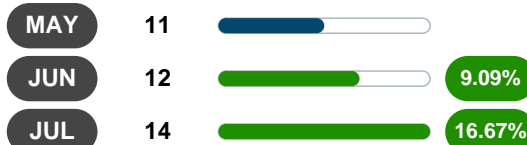


3 MONTHS

5 year JUL AVG = 8

High Feb 2024 25 Low Jun 2022 4

Median Days on Market to Sale this month at 14 above the 5 yr JUL 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	7.97%	19	18	23	26	0
\$125,001 - \$175,000	8.74%	8	6	12	10	0
\$175,001 - \$225,000	14.78%	11	11	11	5	38
\$225,001 - \$300,000	26.86%	14	15	11	21	25
\$300,001 - \$400,000	18.77%	14	162	8	15	19
\$400,001 - \$525,000	11.18%	13	0	14	12	41
\$525,001 and up	11.70%	27	0	41	32	18
Median Closed DOM		14	13	12	17	22
Total Closed Units	100%	14.0	78	428	228	44
Total Closed Volume		264,559,186	12.22M	115.71M	99.80M	36.83M

July 2024



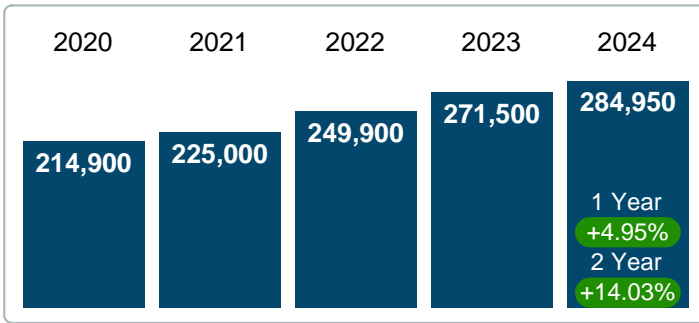
Area Delimited by County Of Tulsa - Residential Property Type



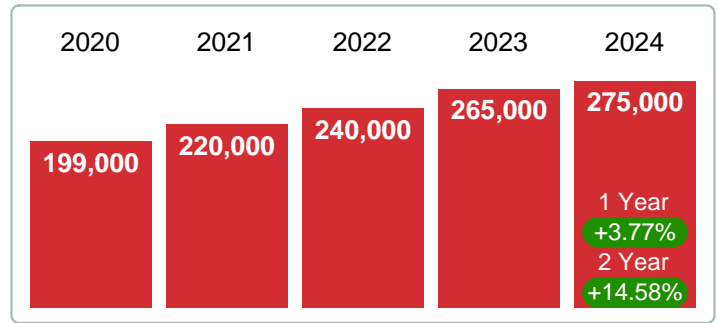
MEDIAN LIST PRICE AT CLOSING

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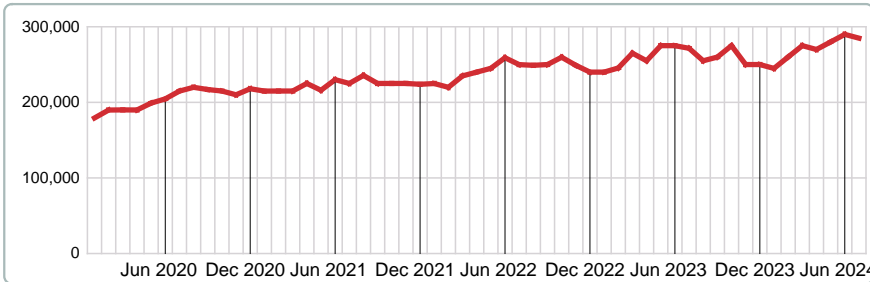
JULY



YEAR TO DATE (YTD)

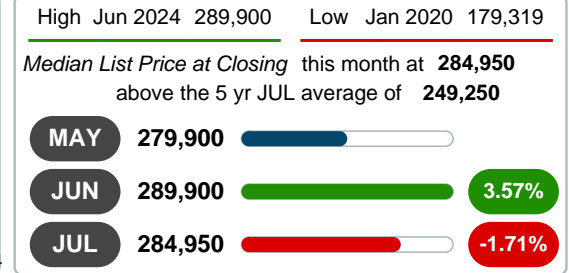


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 249,250



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	58	7.46%	99,000	92,250	100,000	99,500	0
\$125,001 - \$175,000	67	8.61%	155,000	140,000	155,995	169,000	0
\$175,001 - \$225,000	117	15.04%	200,000	205,000	199,950	207,000	0
\$225,001 - \$300,000	206	26.48%	265,250	272,000	263,700	279,900	275,000
\$300,001 - \$400,000	151	19.41%	345,000	351,700	344,900	348,000	369,000
\$400,001 - \$525,000	89	11.44%	450,000	425,000	449,000	459,000	445,000
\$525,001 and up	90	11.57%	649,000	0	615,000	649,000	850,000
Median List Price			284,950	140,000	250,000	384,950	457,500
Total Closed Units		100%	284,950	78	428	228	44
Total Closed Volume			268,898,957	12.52M	117.43M	101.10M	37.86M

July 2024



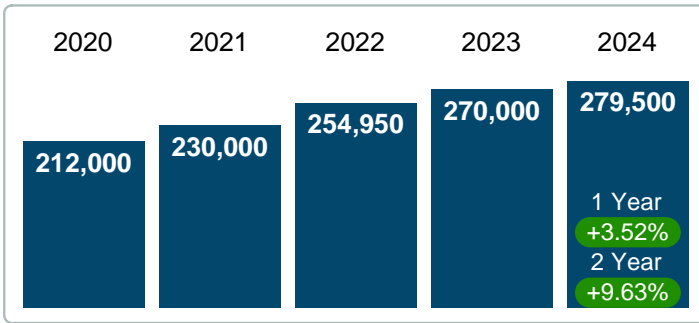
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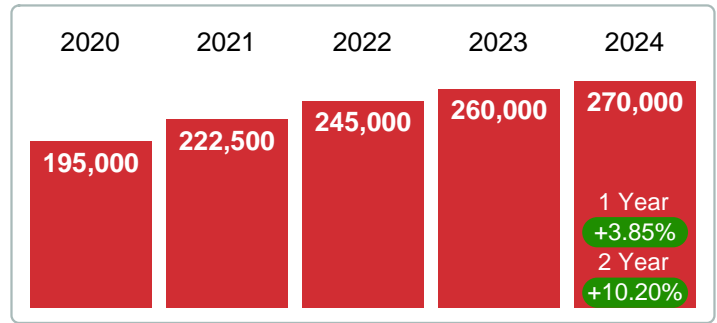
MEDIAN SOLD PRICE AT CLOSING

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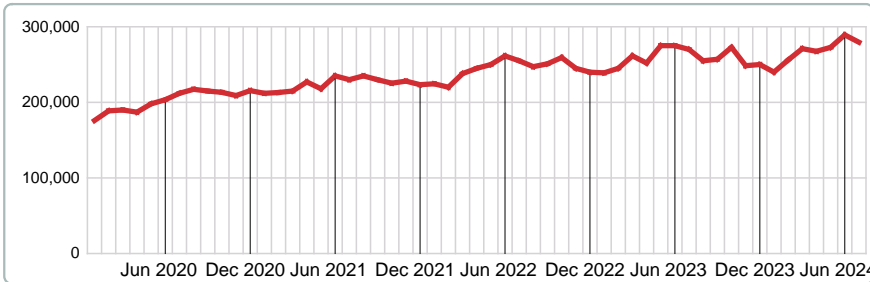
JULY



YEAR TO DATE (YTD)

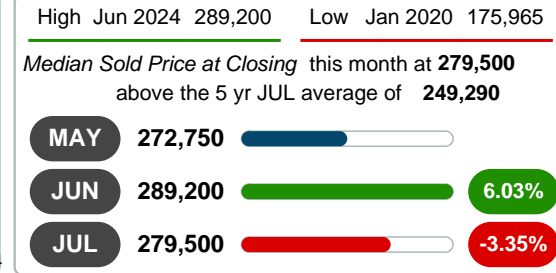


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 249,290



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	62	7.97%	97,625	90,000	104,250	90,000	0
\$125,001 - \$175,000	68	8.74%	157,500	149,000	158,000	160,000	0
\$175,001 - \$225,000	115	14.78%	202,000	200,000	201,150	208,000	223,000
\$225,001 - \$300,000	209	26.86%	264,000	279,000	260,000	270,000	267,500
\$300,001 - \$400,000	146	18.77%	346,500	379,900	345,000	345,944	359,000
\$400,001 - \$525,000	87	11.18%	450,000	0	447,750	459,500	438,500
\$525,001 and up	91	11.70%	639,000	0	601,500	630,000	850,000
Median Sold Price			279,500	140,550	249,450	377,000	453,875
Total Closed Units		100%	778	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

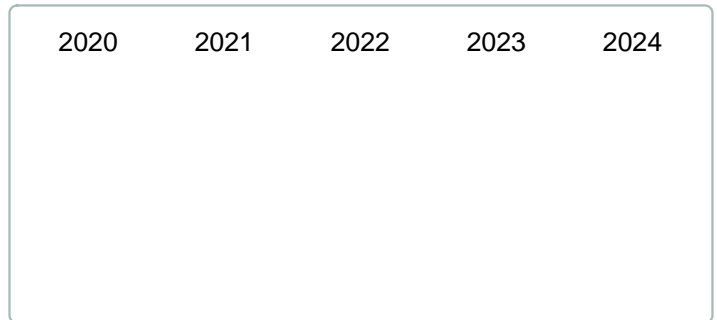
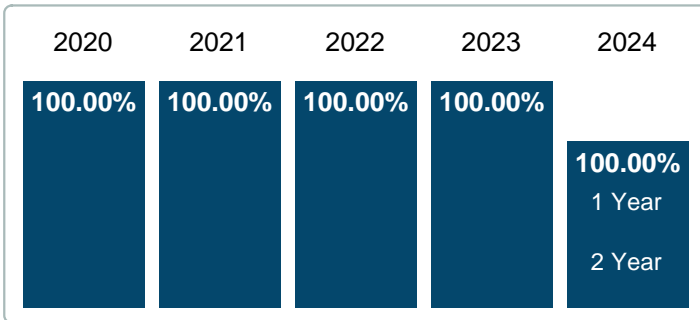


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JULY

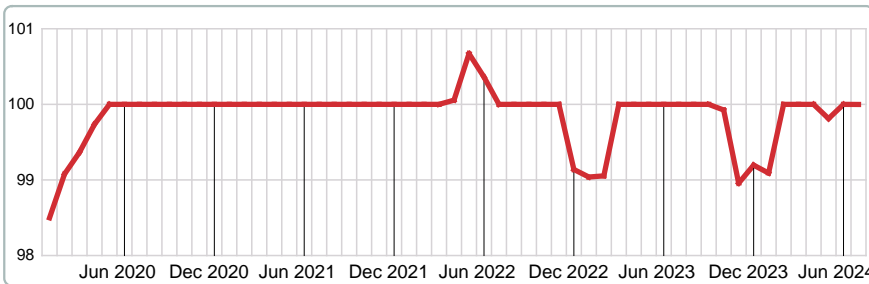
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

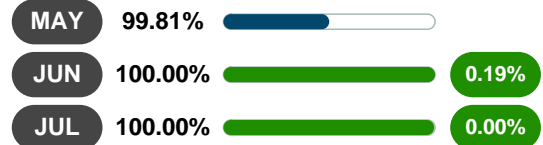
3 MONTHS

5 year JUL AVG = 100.00%



High May 2022 100.67% Low Jan 2020 98.50%

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



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	7.97%	96.09%	95.65%	98.50%	90.91%	0.00%
\$125,001 - \$175,000	68	8.74%	99.78%	100.00%	99.49%	94.67%	0.00%
\$175,001 - \$225,000	115	14.78%	100.00%	98.93%	100.00%	100.15%	97.81%
\$225,001 - \$300,000	209	26.86%	99.83%	98.51%	100.00%	99.83%	97.27%
\$300,001 - \$400,000	146	18.77%	100.00%	100.00%	100.00%	99.43%	99.76%
\$400,001 - \$525,000	87	11.18%	100.00%	0.00%	100.00%	100.00%	98.94%
\$525,001 and up	91	11.70%	98.86%	0.00%	97.53%	99.75%	98.79%
Median Sold/List Ratio		100.00%		98.35%	100.00%	100.00%	98.92%
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



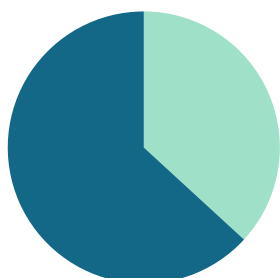
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

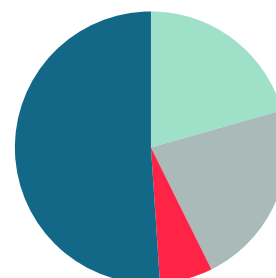


Inventory
 New Listings
1,101 = 36.82%
 Start Inventory
1,889
 Total Inventory Units
2,990
 Volume
\$1,199,277,038

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%
Median List Price	271,500	284,950	4.95%	265,000	275,000	3.77%
Median Sale Price	270,000	279,500	3.52%	260,000	270,000	3.85%
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	7.00	14.00	100.00%	8.00	14.00	75.00%
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

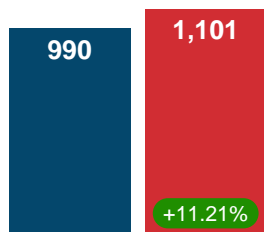
Inventory on July 31, 2024 = **1,929**

2023 **2024**

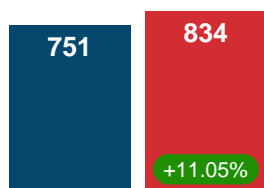
JULY MARKET

MEDIAN PRICES

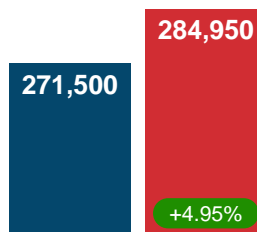
New Listings



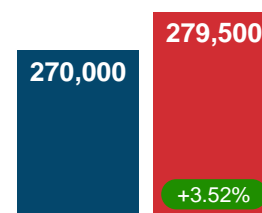
Pending Listings



List Price



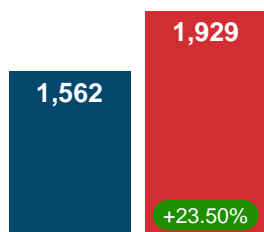
Sale Price



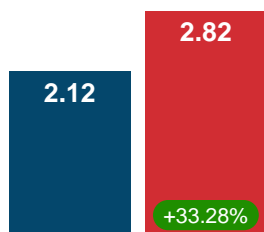
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

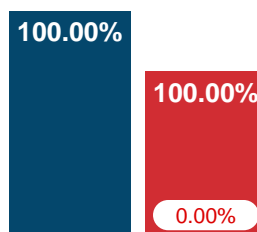
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

