

August 2024



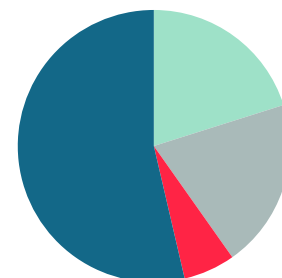
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	August 2024	+/-%
Closed Listings	1,173	1,225	4.43%
Pending Listings	1,145	1,223	6.81%
New Listings	1,513	1,660	9.72%
Median List Price	250,000	284,990	14.00%
Median Sale Price	251,000	279,000	11.16%
Median Percent of Selling Price to List Price	100.00%	99.82%	-0.18%
Median Days on Market to Sale	10.00	16.00	60.00%
End of Month Inventory	2,576	3,265	26.75%
Months Supply of Inventory	2.41	3.14	30.12%



■ Closed (20.12%)
■ Pending (20.09%)
■ Other OffMarket (6.14%)
■ Active (53.64%)

Absorption: Last 12 months, an Average of **1,040** Sales/Month
Active Inventory as of August 31, 2024 = **3,265**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2024 rose **26.75%** to 3,265 existing homes available for sale. Over the last 12 months this area has had an average of 1,040 closed sales per month. This represents an unsold inventory index of **3.14** 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 **11.16%** in August 2024 to \$279,000 versus the previous year at \$251,000.

Median Days on Market Lengthens

The median number of **16.00** days that homes spent on the market before selling increased by 6.00 days or **60.00%** in August 2024 compared to last year's same month at **10.00** DOM.

Sales Success for August 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 1,660 New Listings in August 2024, up **9.72%** from last year at 1,513. Furthermore, there were 1,225 Closed Listings this month versus last year at 1,173, a **4.43%** increase.

Closed versus Listed trends yielded a **73.8%** ratio, down from previous year's, August 2023, at **77.5%**, a **4.81%** 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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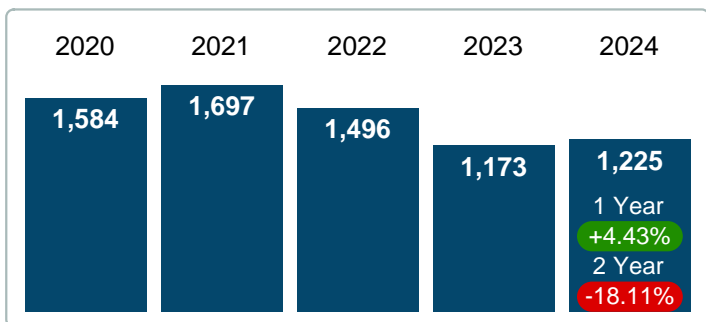
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



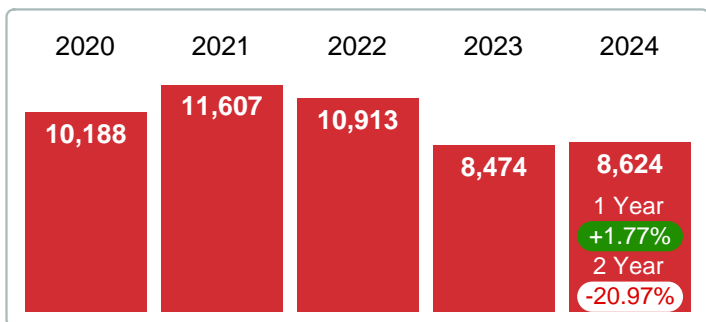
CLOSED LISTINGS

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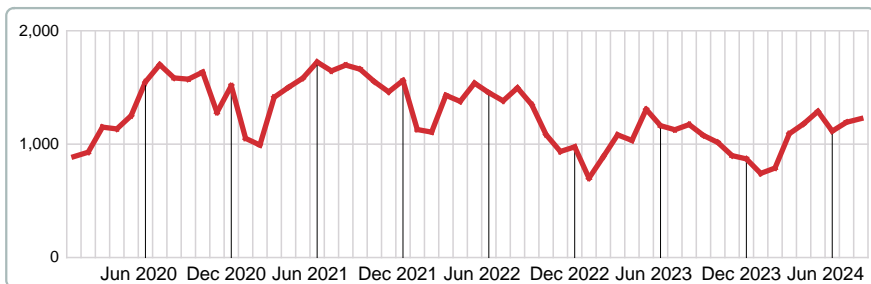
AUGUST



YEAR TO DATE (YTD)

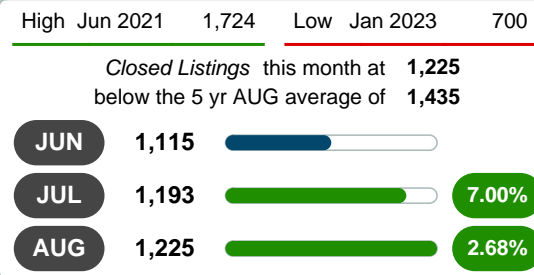


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 1,435



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	105	8.57%	14.0	59	43	3	0
\$125,001 - \$175,000	131	10.69%	10.0	40	86	5	0
\$175,001 - \$225,000	164	13.39%	12.0	15	135	14	0
\$225,001 - \$300,000	304	24.82%	14.0	21	213	61	9
\$300,001 - \$375,000	212	17.31%	20.0	6	83	114	9
\$375,001 - \$550,000	186	15.18%	21.0	8	68	91	19
\$550,001 and up	123	10.04%	29.0	1	19	68	35
Total Closed Units	1,225			150	647	356	72
Total Closed Volume	404,790,436	100%	16.0	25.62M	171.94M	157.34M	49.89M
Median Closed Price	\$279,000			\$140,000	\$245,000	\$364,950	\$532,731

August 2024



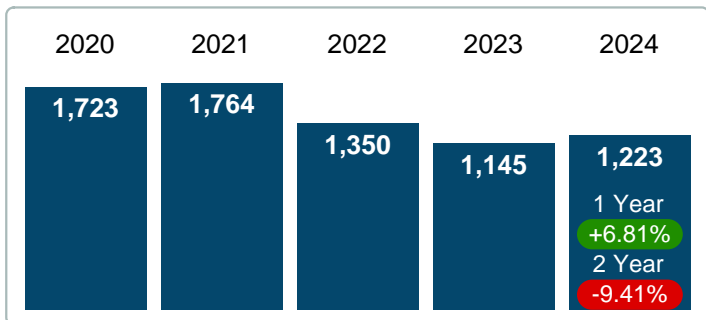
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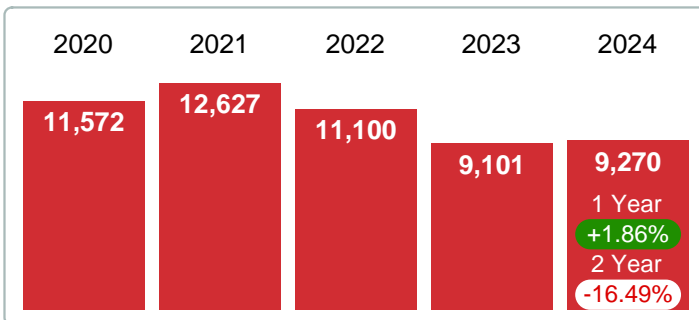
PENDING LISTINGS

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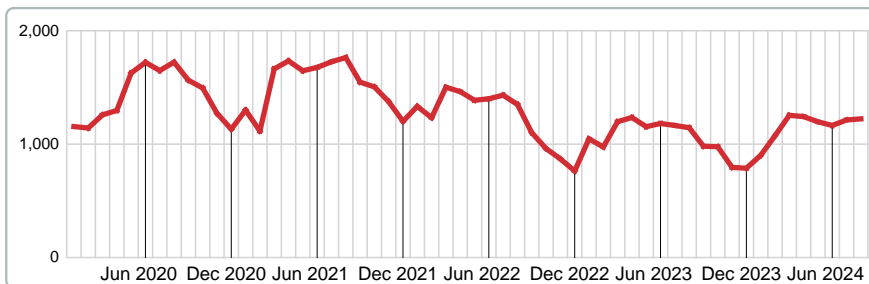
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

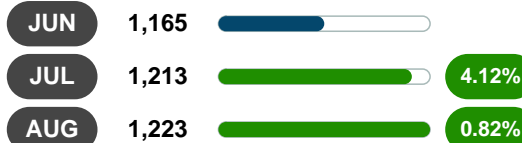


3 MONTHS

5 year AUG AVG = 1,441

High Aug 2021 1,764 Low Dec 2022 763

Pending Listings this month at 1,223 below the 5 yr AUG average of 1,441



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	107	8.75%	44.0	48	50	9	0
\$100,001 - \$150,000	106	8.67%	11.5	32	62	11	1
\$150,001 - \$225,000	242	19.79%	18.5	26	188	28	0
\$225,001 - \$300,000	286	23.39%	24.0	20	209	54	3
\$300,001 - \$375,000	165	13.49%	30.0	6	96	57	6
\$375,001 - \$525,000	184	15.04%	37.0	10	59	101	14
\$525,001 and up	133	10.87%	36.0	3	23	82	25
Total Pending Units	1,223			145	687	342	49
Total Pending Volume	383,796,795	100%	26.0	26.56M	174.50M	148.39M	34.35M
Median Listing Price	\$267,770			\$144,500	\$240,000	\$382,250	\$529,000

August 2024



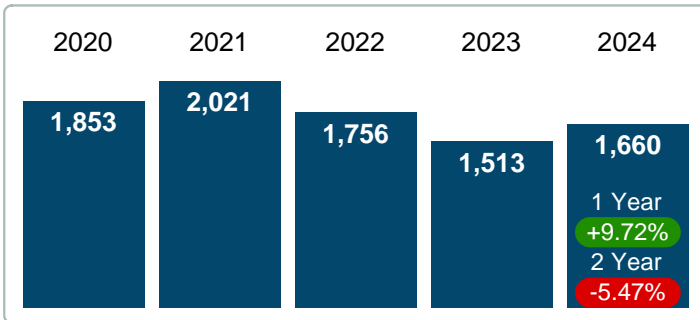
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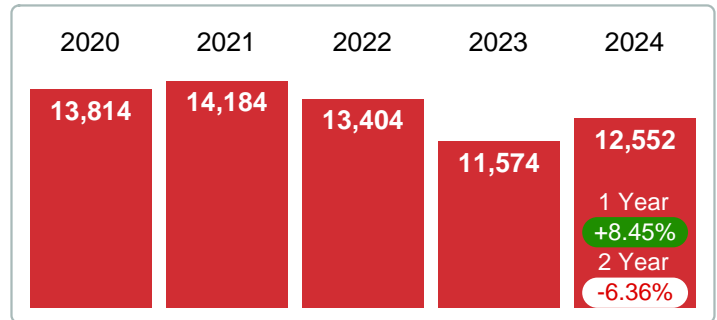
NEW LISTINGS

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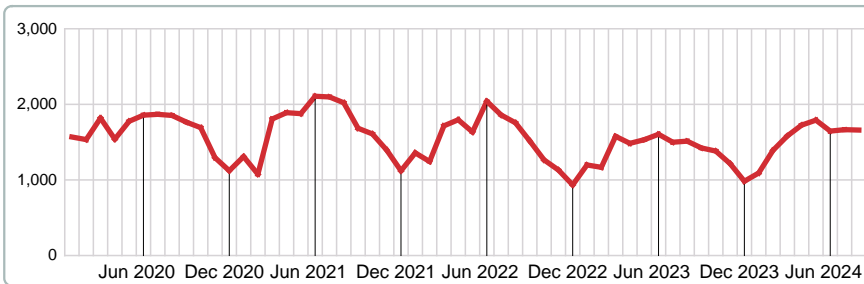
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 1,761

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at 1,660 below the 5 yr AUG average of 1,761



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	157	9.46%	87	64	5	1
\$125,001 - \$175,000	158	9.52%	35	105	17	1
\$175,001 - \$225,000	223	13.43%	27	176	17	3
\$225,001 - \$325,000	489	29.46%	40	315	123	11
\$325,001 - \$400,000	234	14.10%	7	94	118	15
\$400,001 - \$575,000	225	13.55%	8	71	117	29
\$575,001 and up	174	10.48%	4	24	95	51
Total New Listed Units	1,660		208	849	492	111
Total New Listed Volume	574,486,279	100%	39.97M	230.21M	223.51M	80.80M
Median New Listed Listing Price	\$285,000		\$159,750	\$247,000	\$380,000	\$554,000

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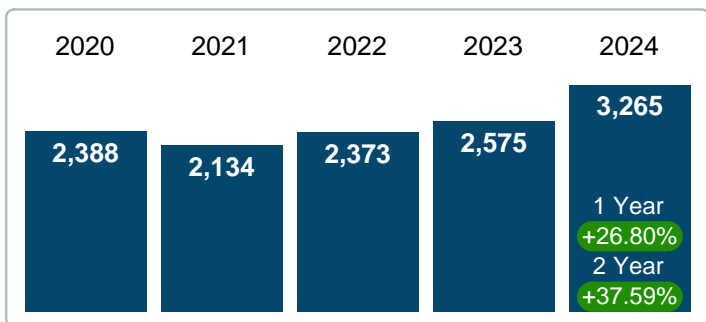
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



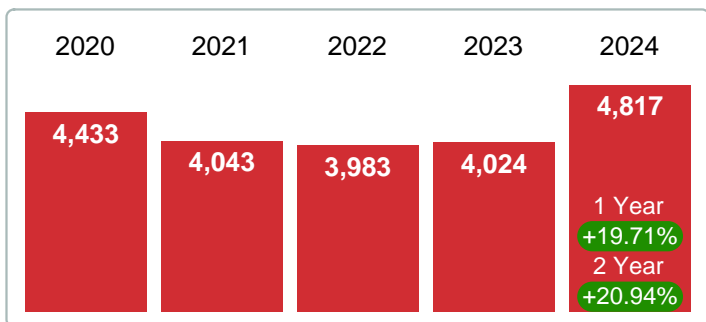
ACTIVE INVENTORY

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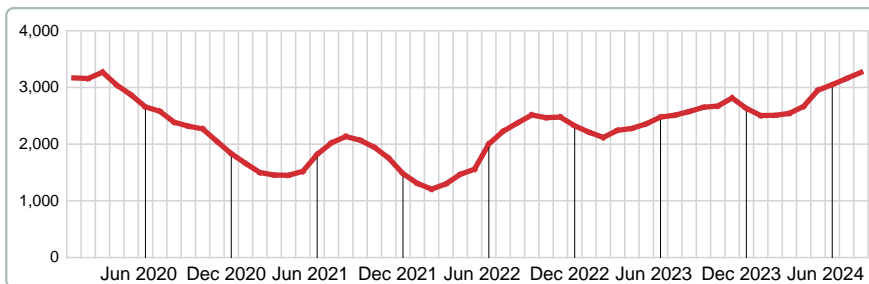
END OF AUGUST



ACTIVE DURING AUGUST



5 YEAR MARKET ACTIVITY TRENDS

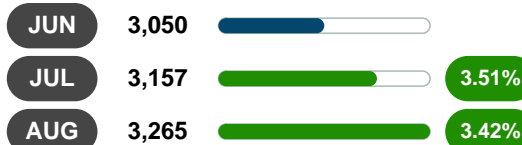


3 MONTHS

5 year AUG AVG = 2,547

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

Inventory this month at **3,265**
above the 5 yr AUG average of **2,547**



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	256	7.84%	64.5	142	95	18	1
\$125,001 - \$200,000	367	11.24%	39.0	82	241	40	4
\$200,001 - \$275,000	593	18.16%	39.0	57	410	118	8
\$275,001 - \$375,000	742	22.73%	40.0	45	372	290	35
\$375,001 - \$500,000	567	17.37%	56.0	16	237	259	55
\$500,001 - \$700,000	416	12.74%	65.0	20	82	241	73
\$700,001 and up	324	9.92%	78.0	13	52	147	112
Total Active Inventory by Units	3,265			375	1,489	1,113	288
Total Active Inventory by Volume	1,378,046,568	100%	50.0	88.14M	479.28M	566.61M	244.02M
Median Active Inventory Listing Price	\$327,500			\$165,000	\$275,000	\$418,500	\$617,250

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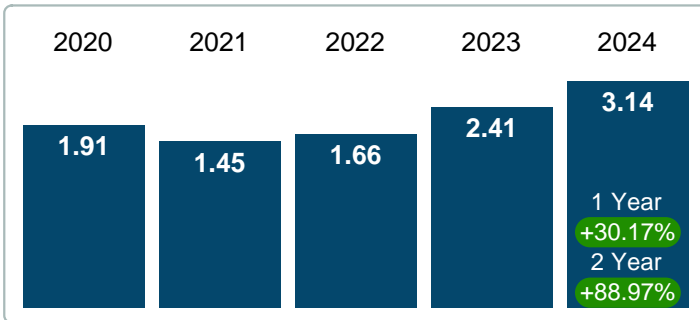
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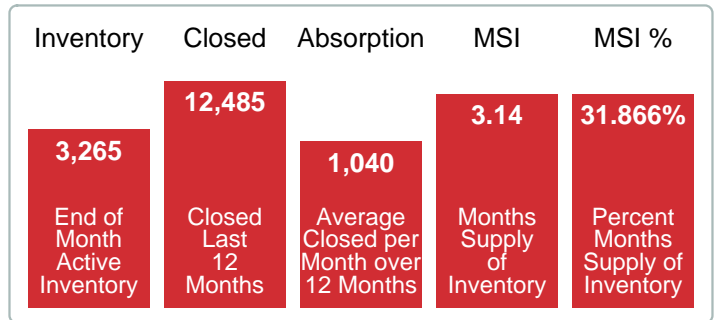
MONTHS SUPPLY of INVENTORY (MSI)

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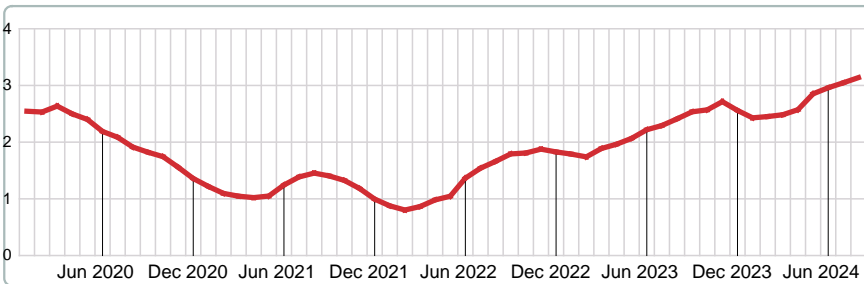
MSI FOR AUGUST



INDICATORS FOR AUGUST 2024



5 YEAR MARKET ACTIVITY TRENDS

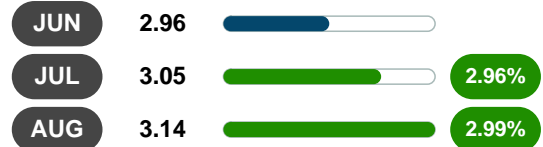


3 MONTHS

5 year AUG AVG = 2.12

High Aug 2024 3.14 Low Feb 2022 0.80

Months Supply this month at 3.14 above the 5 yr AUG average of 2.12



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	256	7.84%	2.40	2.57	2.09	3.54	1.20
\$125,001 - \$200,000	367	11.24%	1.86	2.22	1.71	2.18	3.20
\$200,001 - \$275,000	593	18.16%	2.35	3.37	2.18	2.70	2.13
\$275,001 - \$375,000	742	22.73%	3.22	5.29	3.17	2.97	4.88
\$375,001 - \$500,000	567	17.37%	4.55	3.92	5.44	3.99	4.52
\$500,001 - \$700,000	416	12.74%	5.01	14.12	4.02	5.04	5.44
\$700,001 and up	324	9.92%	7.25	31.20	7.26	6.17	8.45
Market Supply of Inventory (MSI)			3.14	3.03	2.64	3.69	5.56
Total Active Inventory by Units		100%	3,265	375	1,489	1,113	288

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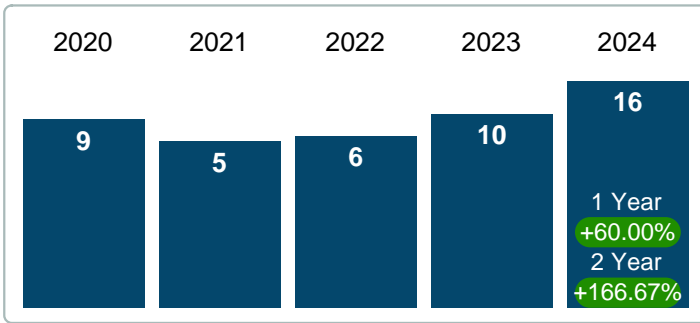
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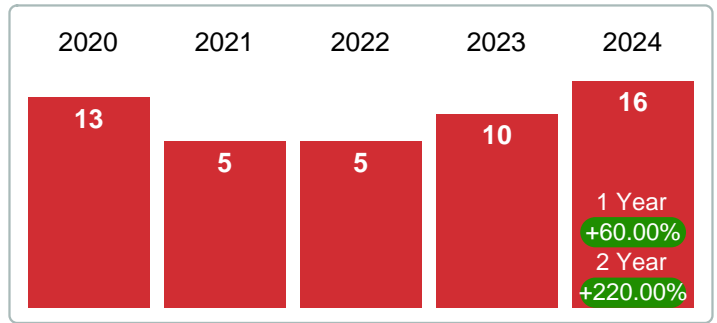
MEDIAN DAYS ON MARKET TO SALE

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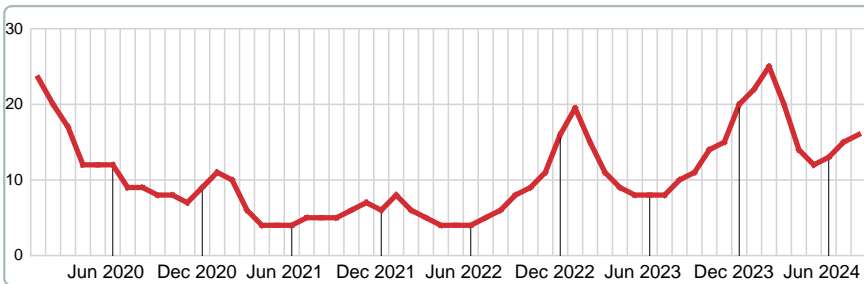
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

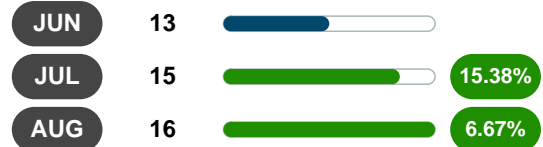


3 MONTHS

5 year AUG AVG = 9

High Feb 2024 25 Low Jun 2022 4

Median Days on Market to Sale this month at 16 above the 5 yr AUG average of 9



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	8.57%	14	17	9	88	0
\$125,001 - \$175,000	10.69%	10	15	9	12	0
\$175,001 - \$225,000	13.39%	12	27	10	25	0
\$225,001 - \$300,000	24.82%	14	20	12	21	21
\$300,001 - \$375,000	17.31%	20	2	21	21	17
\$375,001 - \$550,000	15.18%	21	56	14	25	44
\$550,001 and up	10.04%	29	55	59	27	26
Median Closed DOM		16	20	12	21	25
Total Closed Units	100%	1,225	150	647	356	72
Total Closed Volume		404,790,436	25.62M	171.94M	157.34M	49.89M

August 2024



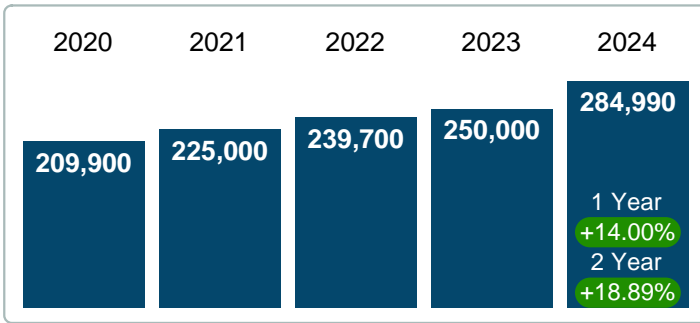
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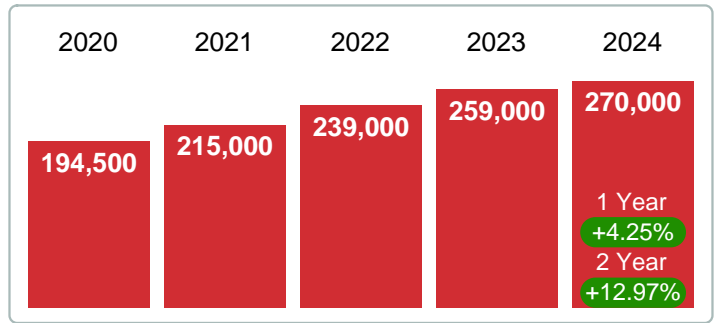
MEDIAN LIST PRICE AT CLOSING

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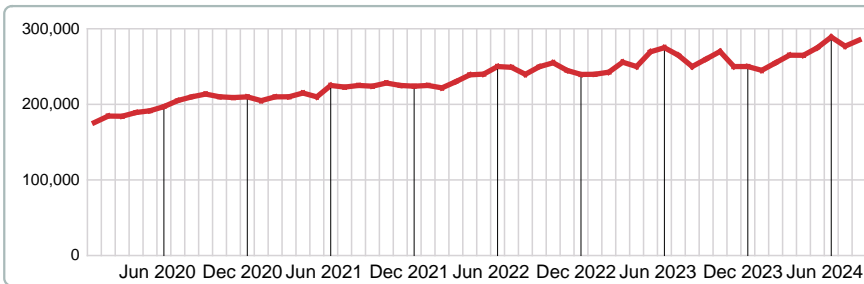
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

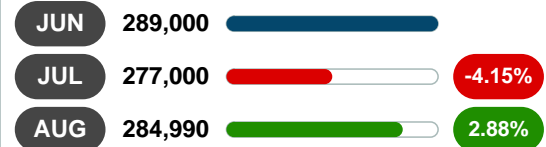


3 MONTHS

5 year AUG AVG = 241,918

High Jun 2024 289,000 Low Jan 2020 175,910

Median List Price at Closing this month at **284,990** above the 5 yr AUG average of **241,918**



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 103	8.41%	99,500	89,700	102,500	100,000	0
\$125,001 - \$175,000 126	10.29%	154,000	150,000	159,900	139,900	0
\$175,001 - \$225,000 156	12.73%	199,950	202,250	199,900	200,000	0
\$225,001 - \$300,000 315	25.71%	265,000	265,000	255,000	279,250	267,000
\$300,001 - \$375,000 202	16.49%	335,000	347,450	329,000	339,000	339,900
\$375,001 - \$550,000 198	16.16%	444,950	459,950	425,000	449,000	490,000
\$550,001 and up 125	10.20%	719,900	650,000	719,900	684,950	750,000
Median List Price		284,990	149,950	247,500	369,450	537,500
Total Closed Units		1,225	150	647	356	72
Total Closed Volume		412,802,385	26.50M	174.79M	159.80M	51.72M

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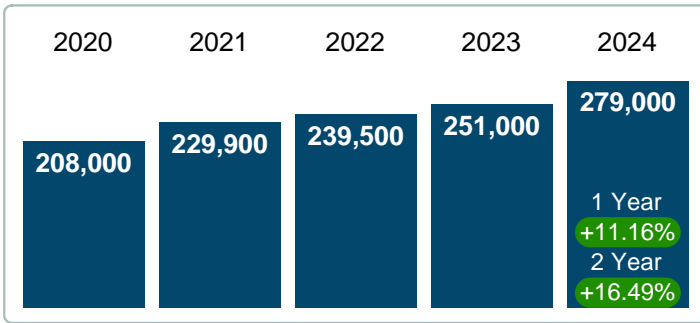
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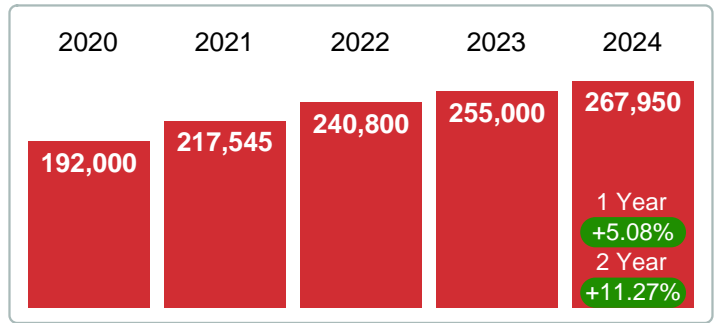
MEDIAN SOLD PRICE AT CLOSING

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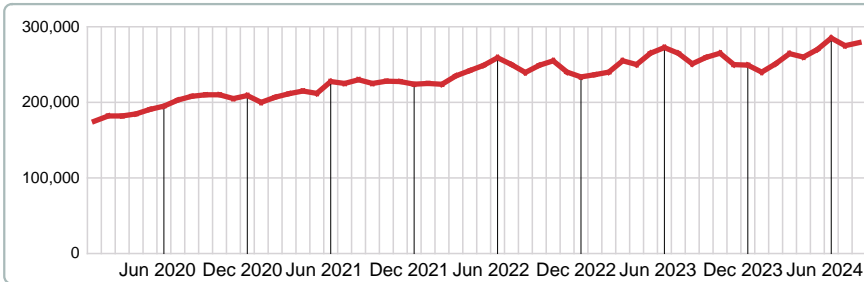
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

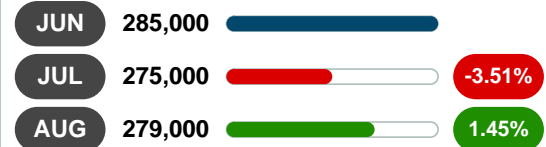


3 MONTHS

5 year AUG AVG = 241,480

High Jun 2024 285,000 Low Jan 2020 175,000

Median Sold Price at Closing this month at **279,000** above the 5 yr AUG average of **241,480**



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 105	8.57%	95,000	95,000	95,000	110,000	0
\$125,001 - \$175,000 131	10.69%	153,000	142,500	154,600	155,000	0
\$175,001 - \$225,000 164	13.39%	200,000	215,000	200,000	200,000	0
\$225,001 - \$300,000 304	24.82%	260,000	255,000	259,900	270,000	260,000
\$300,001 - \$375,000 212	17.31%	334,250	340,000	330,000	334,995	340,000
\$375,001 - \$550,000 186	15.18%	440,000	452,500	425,000	450,000	475,000
\$550,001 and up 123	10.04%	719,000	645,000	700,000	692,375	742,000
Median Sold Price		279,000	140,000	245,000	364,950	532,731
Total Closed Units		1,225	150	647	356	72
Total Closed Volume		404,790,436	25.62M	171.94M	157.34M	49.89M

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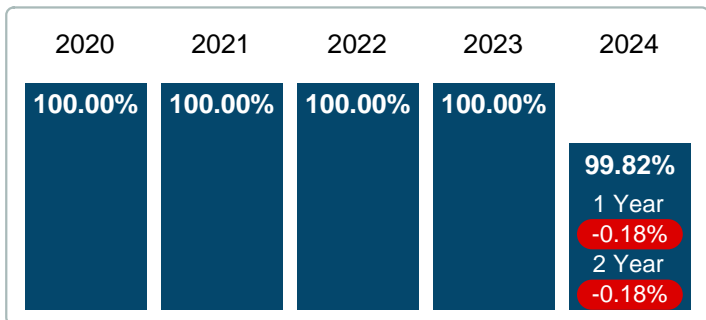
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MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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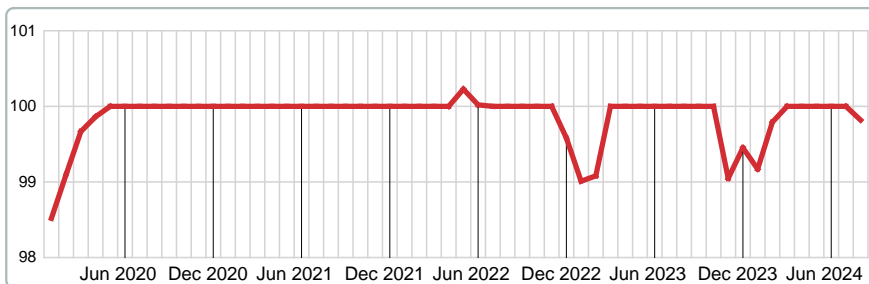
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

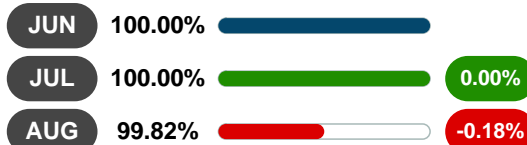


3 MONTHS

5 year AUG AVG = 99.96%

High May 2022 100.23% Low Jan 2020 98.52%

Median Sold/List Ratio this month at **99.82%** equal to 5 yr AUG average of **99.96%**



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	105	8.57%	95.38%	95.83%	95.18%	79.34%	0.00%	
\$125,001 - \$175,000	131	10.69%	100.00%	98.12%	100.00%	97.93%	0.00%	
\$175,001 - \$225,000	164	13.39%	100.00%	97.56%	100.00%	98.75%	0.00%	
\$225,001 - \$300,000	304	24.82%	100.00%	98.08%	100.00%	99.26%	96.23%	
\$300,001 - \$375,000	212	17.31%	100.00%	99.17%	100.00%	100.00%	99.59%	
\$375,001 - \$550,000	186	15.18%	100.00%	98.94%	100.00%	99.33%	99.71%	
\$550,001 and up	123	10.04%	99.17%	99.23%	98.26%	99.95%	97.77%	
Median Sold/List Ratio		99.82%		97.48%	100.00%	99.97%	98.56%	
Total Closed Units		1,225	100%	99.82%	150	647	356	72
Total Closed Volume		404,790,436			25.62M	171.94M	157.34M	49.89M

August 2024



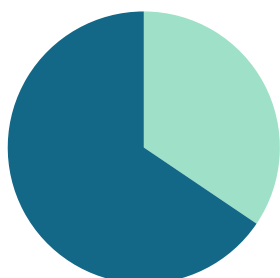
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

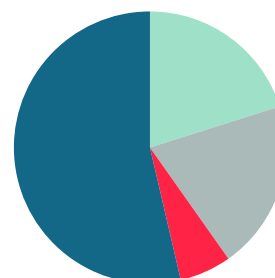


Inventory
 New Listings
1,660 = 34.45%
 Start Inventory
3,158
 Total Inventory Units
4,818
 Volume
\$1,894,370,248

Market Activity

Closed Sales
1,225 = 20.12%
 Pending Sales
1,223 = 20.09%
 Other Off Market
374 = 6.14%
 Active Inventory
3,265 = 53.64%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	1,173	1,225	4.43%	8,474	8,624	1.77%
Pending Sales	1,145	1,223	6.81%	9,101	9,270	1.86%
New Listings	1,513	1,660	9.72%	11,574	12,552	8.45%
Median List Price	250,000	284,990	14.00%	259,000	270,000	4.25%
Median Sale Price	251,000	279,000	11.16%	255,000	267,950	5.08%
Median Percent of Selling Price to List Price	100.00%	99.82%	-0.18%	100.00%	100.00%	0.00%
Median Days on Market to Sale	10.00	16.00	60.00%	10.00	16.00	60.00%
Monthly Inventory	2,576	3,265	26.75%	2,576	3,265	26.75%
Months Supply of Inventory	2.41	3.14	30.12%	2.41	3.14	30.12%

Absorption: Last 12 months, an Average of **1,040** Sales/Month

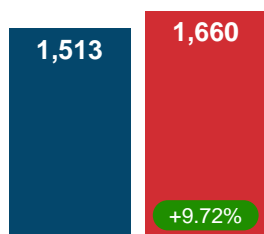
Inventory on August 31, 2024 = **3,265**

2023 **2024**

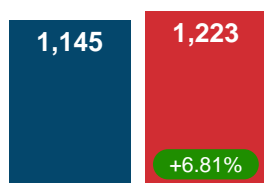
AUGUST MARKET

MEDIAN PRICES

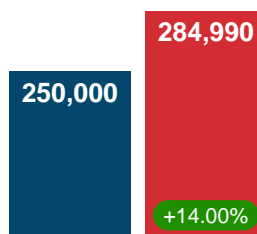
New Listings



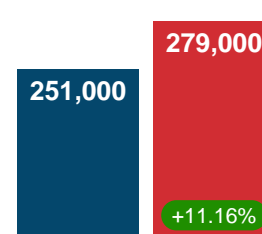
Pending Listings



List Price



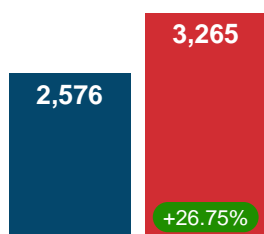
Sale Price



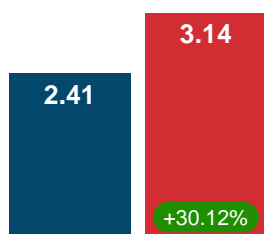
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

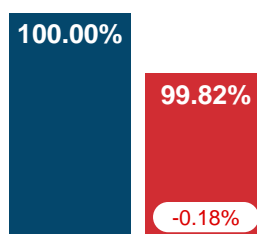
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

