

# August 2024



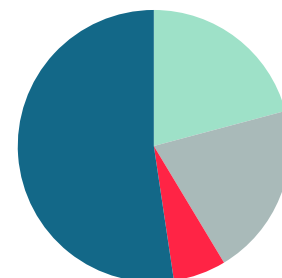
Area Delimited by County Of Tulsa - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	August 2024	+/-%
Closed Listings	765	822	7.45%
Pending Listings	773	809	4.66%
New Listings	973	1,103	13.36%
Median List Price	255,000	289,700	13.61%
Median Sale Price	255,000	284,990	11.76%
Median Percent of Selling Price to List Price	100.00%	99.62%	-0.38%
Median Days on Market to Sale	9.00	14.00	55.56%
End of Month Inventory	1,569	2,064	31.55%
Months Supply of Inventory	2.19	3.00	36.87%



■ Closed (20.85%)  
■ Pending (20.52%)  
■ Other OffMarket (6.27%)  
■ Active (52.36%)

**Absorption:** Last 12 months, an Average of **688** Sales/Month  
**Active Inventory** as of August 31, 2024 = **2,064**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2024 rose **31.55%** to 2,064 existing homes available for sale. Over the last 12 months this area has had an average of 688 closed sales per month. This represents an unsold inventory index of **3.00** 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 **11.76%** in August 2024 to \$284,990 versus the previous year at \$255,000.

#### Median Days on Market Lengthens

The median number of **14.00** days that homes spent on the market before selling increased by 5.00 days or **55.56%** in August 2024 compared to last year's same month at **9.00** 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 1,103 New Listings in August 2024, up **13.36%** from last year at 973. Furthermore, there were 822 Closed Listings this month versus last year at 765, a **7.45%** increase.

Closed versus Listed trends yielded a **74.5%** ratio, down from previous year's, August 2023, at **78.6%**, a **5.21%** 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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<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
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<b>Market Summary</b>	<b>11</b>

### 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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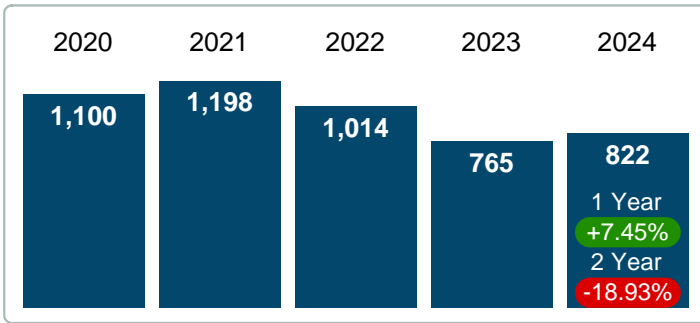
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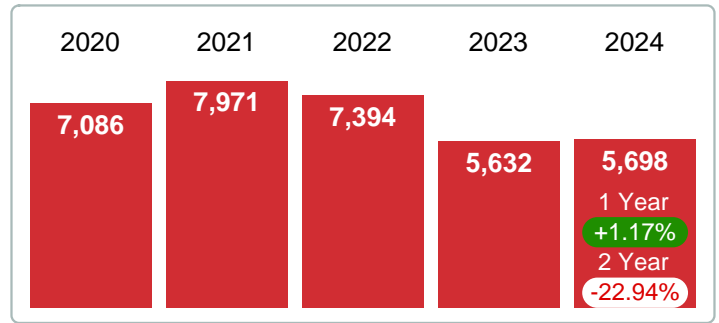
## CLOSED LISTINGS

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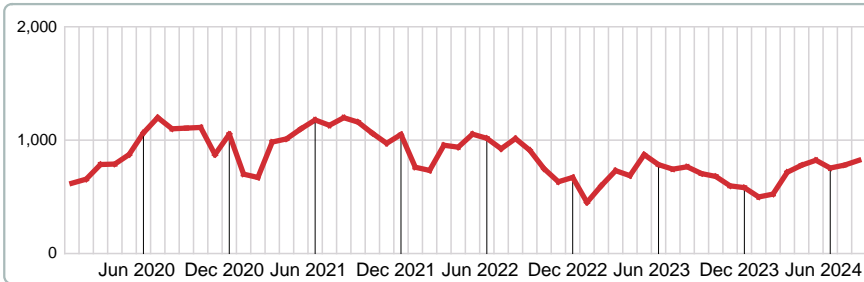
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

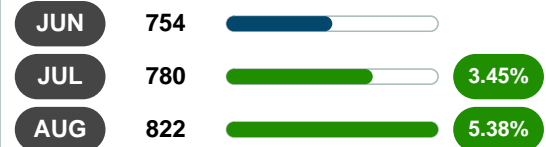


### 3 MONTHS

5 year AUG AVG = 980

High Jul 2020 1,199 Low Jan 2023 451

Closed Listings this month at **822**  
below the 5 yr AUG average of **980**



### 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	71	8.64%	10.0	46	24	1	0
\$125,001 - \$175,000	88	10.71%	8.0	30	54	4	0
\$175,001 - \$225,000	106	12.90%	10.0	11	88	7	0
\$225,001 - \$325,000	247	30.05%	15.0	17	155	69	6
\$325,001 - \$400,000	121	14.72%	14.0	6	41	66	8
\$400,001 - \$550,000	103	12.53%	24.0	6	31	55	11
\$550,001 and up	86	10.46%	32.5	1	11	48	26
<b>Total Closed Units</b>	<b>822</b>			<b>117</b>	<b>404</b>	<b>250</b>	<b>51</b>
<b>Total Closed Volume</b>	<b>277,000,671</b>	<b>100%</b>	<b>14.0</b>	<b>20.67M</b>	<b>106.86M</b>	<b>114.74M</b>	<b>34.73M</b>
<b>Median Closed Price</b>	<b>\$284,990</b>			<b>\$142,000</b>	<b>\$242,250</b>	<b>\$365,000</b>	<b>\$560,000</b>

# August 2024



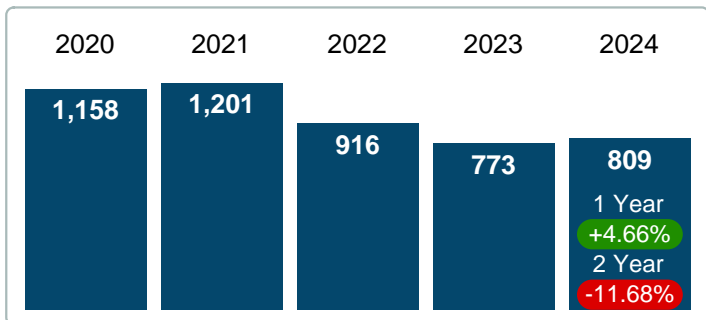
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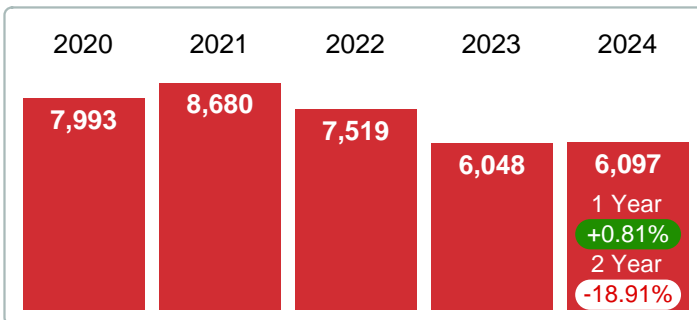
## PENDING LISTINGS

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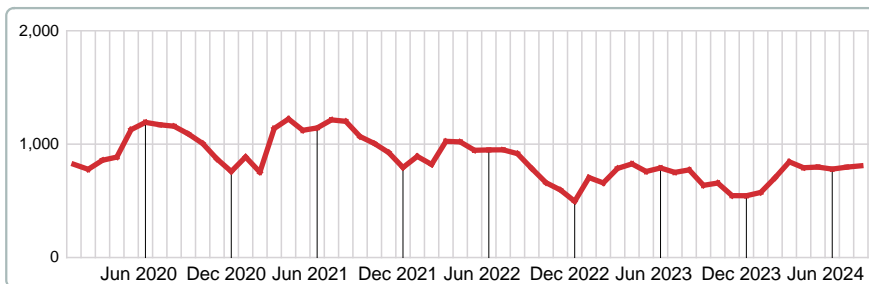
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

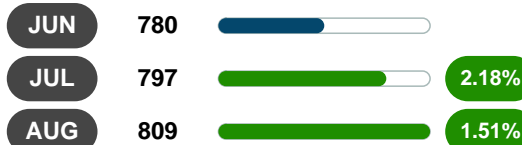


### 3 MONTHS

5 year AUG AVG = 971

High Apr 2021 1,222 Low Dec 2022 496

Pending Listings this month at **809**  
below the 5 yr AUG average of **971**



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	61	7.54%	44.0	29	27	5	0
\$75,001 - \$150,000	93	11.50%	9.0	31	52	9	1
\$150,001 - \$225,000	152	18.79%	17.0	21	114	17	0
\$225,001 - \$300,000	174	21.51%	22.0	17	123	31	3
\$300,001 - \$375,000	109	13.47%	29.0	5	61	40	3
\$375,001 - \$550,000	139	17.18%	44.0	9	37	80	13
\$550,001 and up	81	10.01%	31.0	2	11	52	16
<b>Total Pending Units</b>	<b>809</b>			<b>114</b>	<b>425</b>	<b>234</b>	<b>36</b>
<b>Total Pending Volume</b>	<b>257,248,171</b>	<b>100%</b>	<b>24.0</b>	<b>21.01M</b>	<b>106.21M</b>	<b>105.15M</b>	<b>24.88M</b>
<b>Median Listing Price</b>	<b>\$265,000</b>			<b>\$148,750</b>	<b>\$238,000</b>	<b>\$391,950</b>	<b>\$522,450</b>

# August 2024



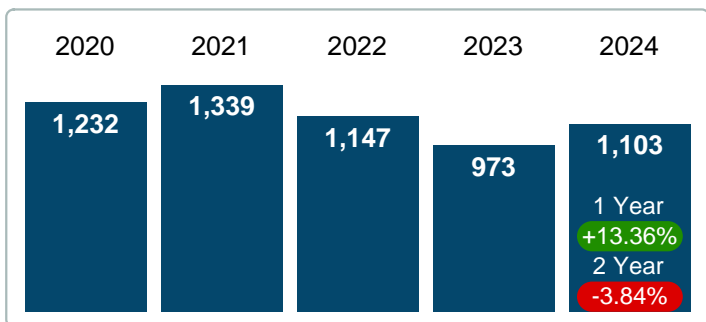
Area Delimited by County Of Tulsa - Residential Property Type



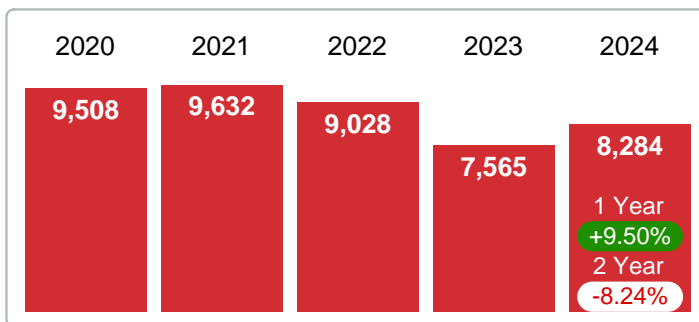
## NEW LISTINGS

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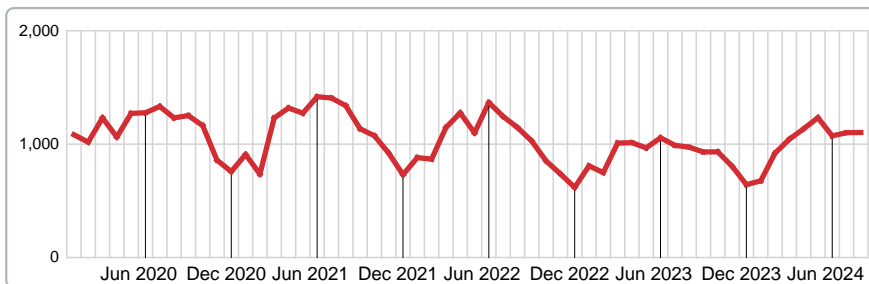
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

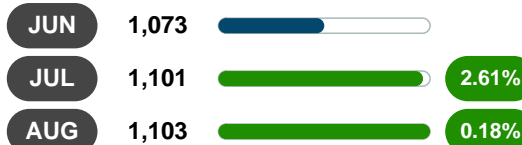


### 3 MONTHS

5 year AUG AVG = 1,159

High Jun 2021 1,418 Low Dec 2022 618

New Listings this month at 1,103  
below the 5 yr AUG average of 1,159



### 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	104	9.43%	61	41	2	0
\$125,001 - \$175,000	97	8.79%	26	62	8	1
\$175,001 - \$225,000	156	14.14%	26	120	9	1
\$225,001 - \$325,000	321	29.10%	33	195	85	8
\$325,001 - \$400,000	162	14.69%	4	55	92	11
\$400,001 - \$575,000	149	13.51%	5	42	83	19
\$575,001 and up	114	10.34%	3	15	62	34
<b>Total New Listed Units</b>	<b>1,103</b>		<b>158</b>	<b>530</b>	<b>341</b>	<b>74</b>
<b>Total New Listed Volume</b>	<b>382,606,547</b>	<b>100%</b>	<b>30.29M</b>	<b>141.19M</b>	<b>155.04M</b>	<b>56.09M</b>
<b>Median New Listed Listing Price</b>	<b>\$285,000</b>		<b>\$165,000</b>	<b>\$244,155</b>	<b>\$385,000</b>	<b>\$554,950</b>

# August 2024



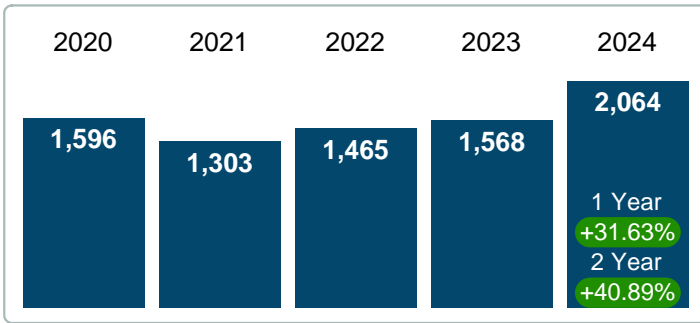
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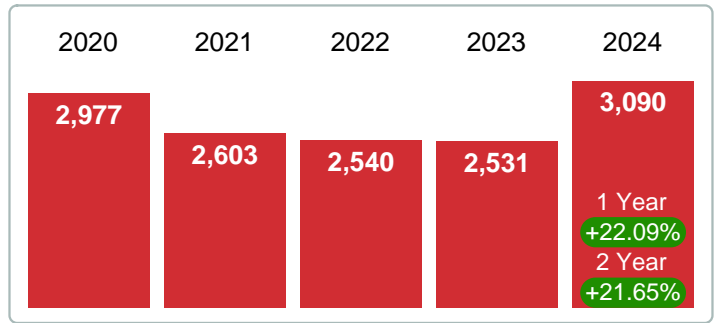
## ACTIVE INVENTORY

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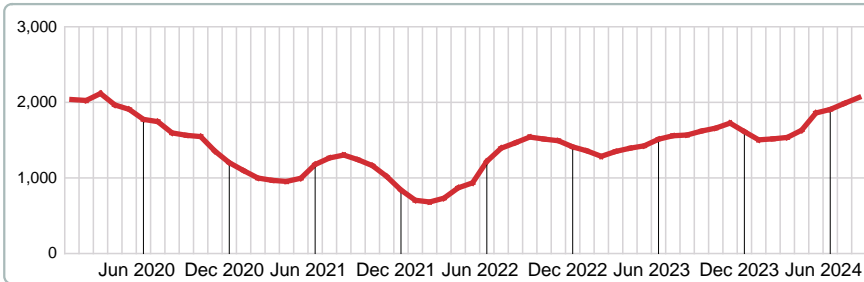
### END OF AUGUST



### ACTIVE DURING AUGUST



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 1,599

High Mar 2020 2,117 Low Feb 2022 682

Inventory this month at **2,064**  
above the 5 yr AUG average of **1,599**



### 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	197	9.54%	59.0	100	83	13	1
\$150,001 - \$225,000	275	13.32%	31.0	59	187	28	1
\$225,001 - \$275,000	285	13.81%	38.0	29	194	59	3
\$275,001 - \$375,000	448	21.71%	36.5	32	200	193	23
\$375,001 - \$500,000	388	18.80%	51.0	9	153	181	45
\$500,001 - \$700,000	268	12.98%	71.5	14	53	155	46
\$700,001 and up	203	9.84%	74.0	7	28	92	76
<b>Total Active Inventory by Units</b>	<b>2,064</b>			<b>250</b>	<b>898</b>	<b>721</b>	<b>195</b>
<b>Total Active Inventory by Volume</b>	<b>884,166,699</b>	<b>100%</b>	<b>46.0</b>	<b>57.18M</b>	<b>286.79M</b>	<b>371.85M</b>	<b>168.34M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$332,148</b>			<b>\$176,500</b>	<b>\$274,975</b>	<b>\$418,500</b>	<b>\$599,900</b>

# August 2024



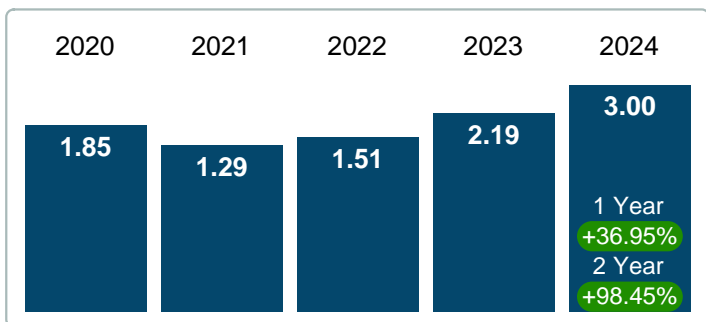
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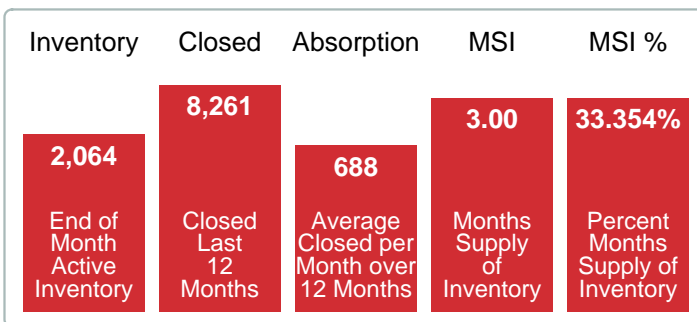
## MONTHS SUPPLY of INVENTORY (MSI)

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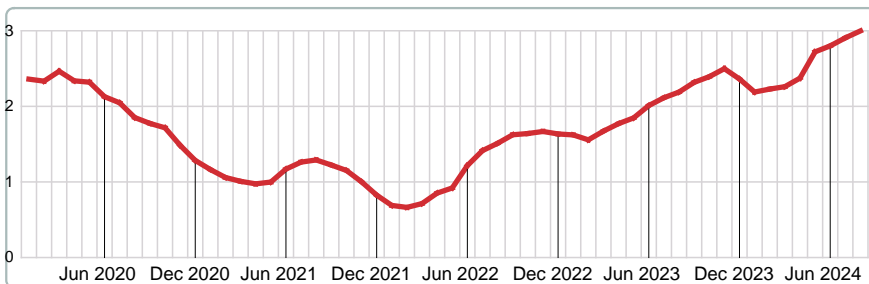
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2024

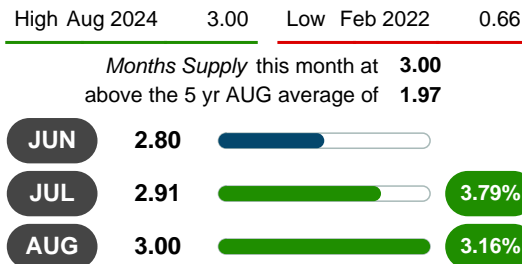


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 1.97



### 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	197	9.54%	1.99	2.02	1.82	3.55	6.00
\$150,001 - \$225,000	275	13.32%	1.83	2.83	1.66	1.87	0.60
\$225,001 - \$275,000	285	13.81%	2.54	3.82	2.34	2.89	2.00
\$275,001 - \$375,000	448	21.71%	2.92	5.05	2.76	2.80	4.12
\$375,001 - \$500,000	388	18.80%	4.62	2.70	5.63	3.98	5.63
\$500,001 - \$700,000	268	12.98%	4.82	15.27	3.88	4.84	5.11
\$700,001 and up	203	9.84%	6.00	28.00	5.79	4.93	7.54
Market Supply of Inventory (MSI)			3.00	2.81	2.50	3.53	5.42
Total Active Inventory by Units		100%	3.00	250	898	721	195

# August 2024



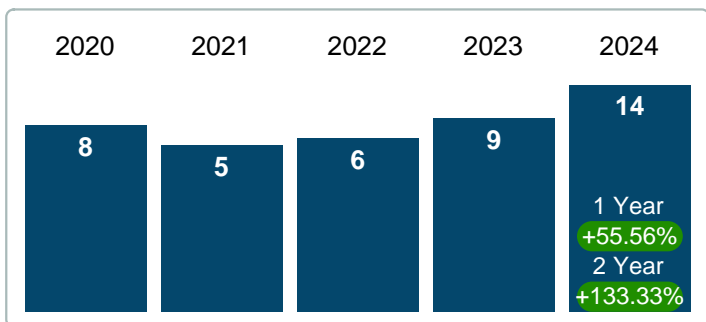
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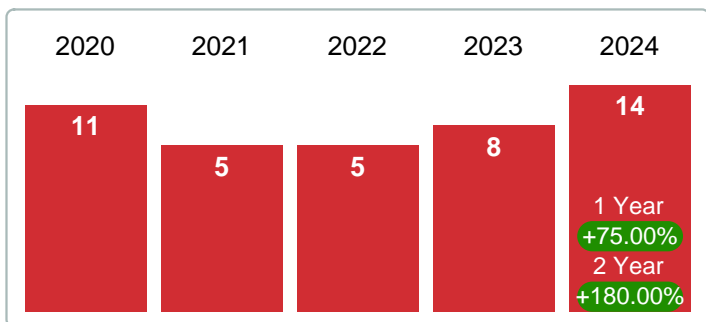
## MEDIAN DAYS ON MARKET TO SALE

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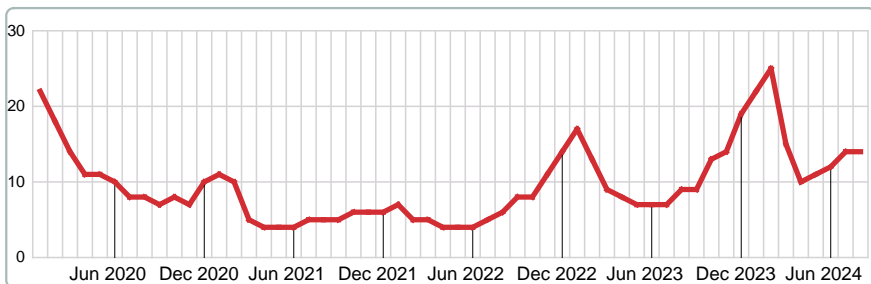
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

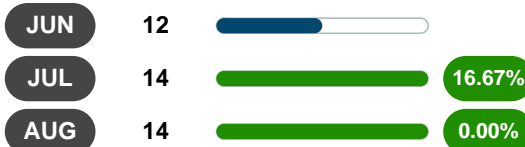


### 3 MONTHS

5 year AUG AVG = 8

High Feb 2024 25 Low Jun 2022 4

Median Days on Market to Sale this month at 14 above the 5 yr AUG 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	8.64%	10	13	9	1	0
\$125,001 - \$175,000	10.71%	8	8	8	14	0
\$175,001 - \$225,000	12.90%	10	27	8	24	0
\$225,001 - \$325,000	30.05%	15	27	12	21	36
\$325,001 - \$400,000	14.72%	14	3	18	14	21
\$400,001 - \$550,000	12.53%	24	56	21	23	46
\$550,001 and up	10.46%	33	55	60	30	33
Median Closed DOM		14	19	10	20	32
Total Closed Units	100%	822	117	404	250	51
Total Closed Volume		277,000,671	20.67M	106.86M	114.74M	34.73M

# August 2024



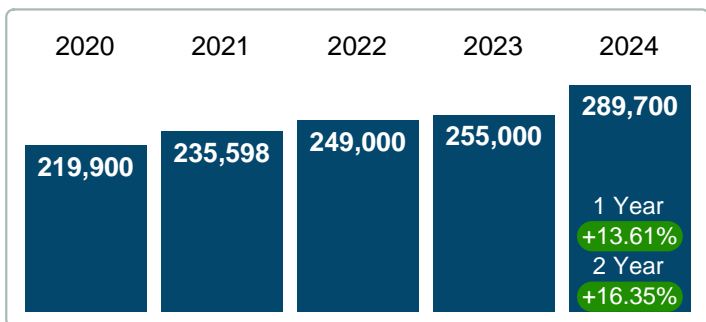
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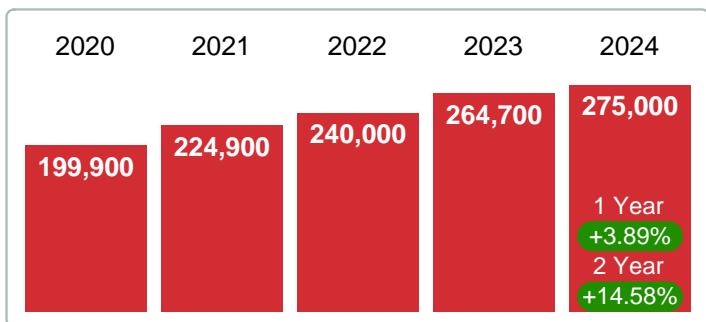
## MEDIAN LIST PRICE AT CLOSING

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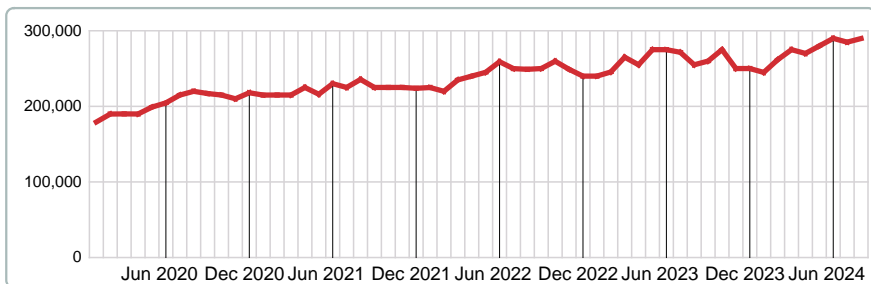
### AUGUST



### YEAR TO DATE (YTD)

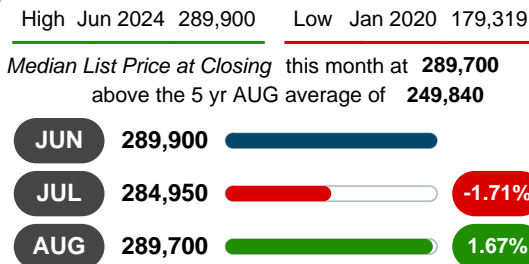


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 249,840



### 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>70</b>	8.52%	92,000	82,000	102,500	100,000	0
\$125,001 - \$175,000 <b>82</b>	9.98%	155,000	150,000	160,000	147,450	0
\$175,001 - \$225,000 <b>104</b>	12.65%	199,950	199,500	200,000	199,950	0
\$225,001 - \$325,000 <b>248</b>	30.17%	275,000	265,262	265,000	299,000	309,950
\$325,001 - \$400,000 <b>128</b>	15.57%	364,450	360,000	360,800	365,000	348,500
\$400,001 - \$550,000 <b>101</b>	12.29%	469,000	462,450	450,000	469,900	490,000
\$550,001 and up <b>89</b>	10.83%	730,000	650,000	719,900	745,125	740,000
Median List Price		289,700	150,000	245,000	375,000	580,000
Total Closed Units	100%	822	117	404	250	51
Total Closed Volume		282,518,352	21.41M	108.44M	116.84M	35.82M



# August 2024



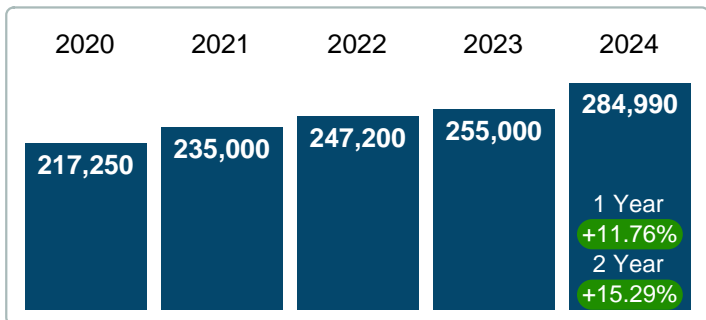
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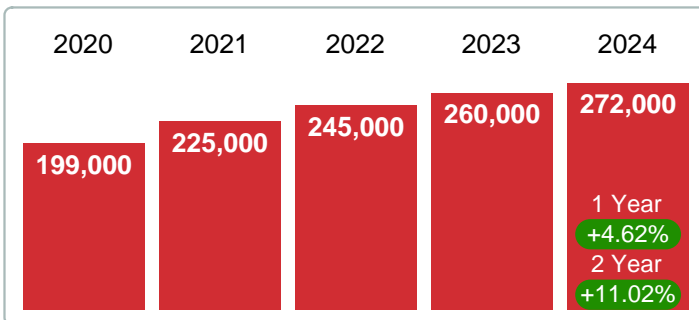
## MEDIAN SOLD PRICE AT CLOSING

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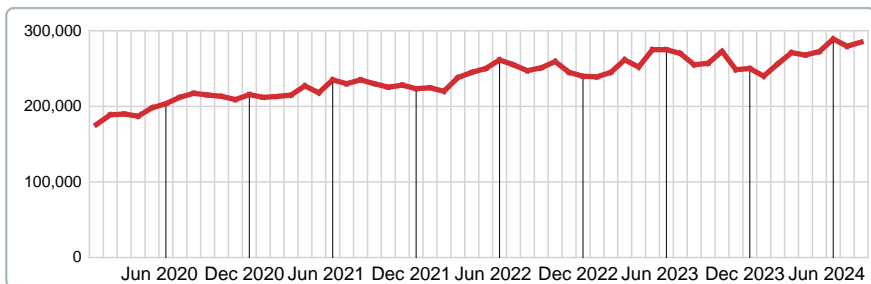
### AUGUST



### YEAR TO DATE (YTD)

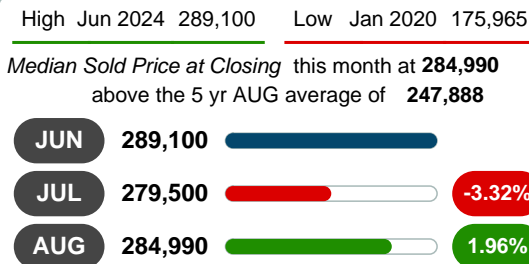


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 247,888



### 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	71	8.64%	90,000	90,750	91,375	45,000		
\$125,001 - \$175,000	88	10.71%	155,000	147,500	160,000	146,000		
\$175,001 - \$225,000	106	12.90%	200,000	215,000	200,250	200,000		
\$225,001 - \$325,000	247	30.05%	274,900	255,500	265,000	298,000		
\$325,001 - \$400,000	121	14.72%	355,000	357,500	356,699	350,000		
\$400,001 - \$550,000	103	12.53%	469,900	457,500	445,000	479,900		
\$550,001 and up	86	10.46%	738,276	645,000	700,000	775,000		
Median Sold Price		284,990		142,000	242,250	365,000	560,000	
Total Closed Units		822	100%	284,990	117	404	250	51
Total Closed Volume		277,000,671			20.67M	106.86M	114.74M	34.73M

# August 2024



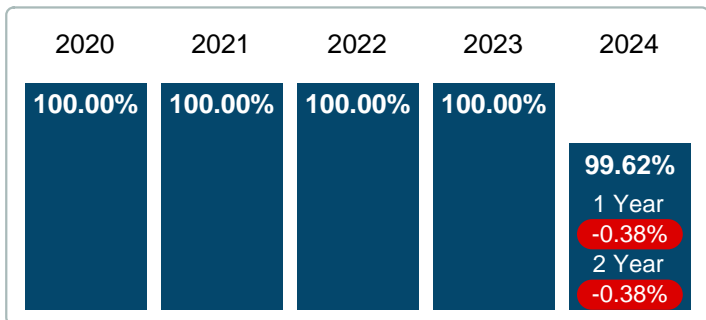
Area Delimited by County Of Tulsa - Residential Property Type



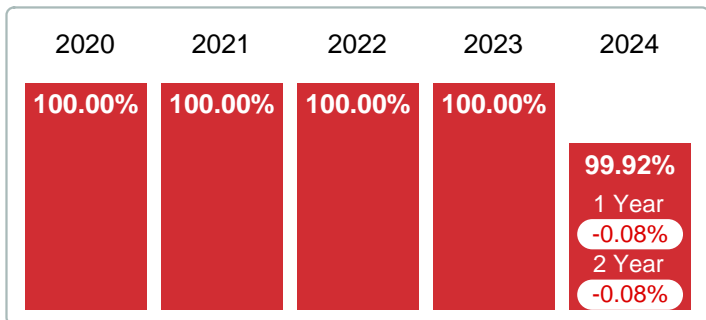
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

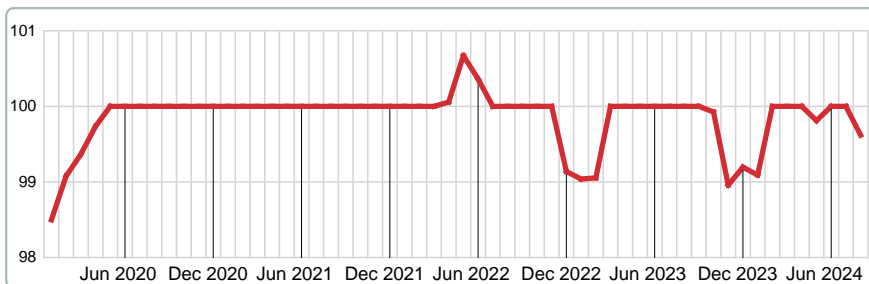
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

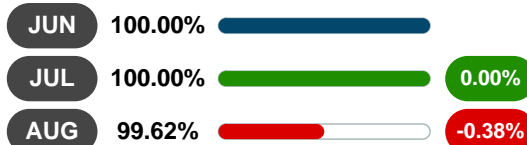


### 3 MONTHS

5 year AUG AVG = 99.92%

High May 2022 100.67% Low Jan 2020 98.50%

Median Sold/List Ratio this month at **99.62%** equal to 5 yr AUG average of **99.92%**



### 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	71	8.64%	95.02%	95.20%	93.28%	69.23%	0.00%
\$125,001 - \$175,000	88	10.71%	100.00%	98.98%	100.00%	98.96%	0.00%
\$175,001 - \$225,000	106	12.90%	100.00%	98.67%	100.00%	100.00%	0.00%
\$225,001 - \$325,000	247	30.05%	100.00%	98.08%	100.00%	99.19%	96.60%
\$325,001 - \$400,000	121	14.72%	100.00%	99.17%	100.00%	100.00%	99.29%
\$400,001 - \$550,000	103	12.53%	98.96%	98.94%	100.00%	98.86%	98.16%
\$550,001 and up	86	10.46%	99.46%	99.23%	99.87%	99.95%	97.40%
Median Sold/List Ratio		99.62%		97.83%	100.00%	99.92%	98.57%
Total Closed Units		822	100%	117	404	250	51
Total Closed Volume		277,000,671		20.67M	106.86M	114.74M	34.73M

# August 2024



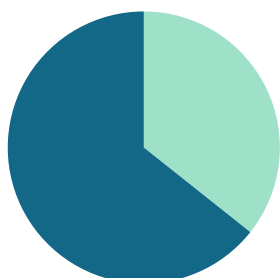
Area Delimited by County Of Tulsa - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

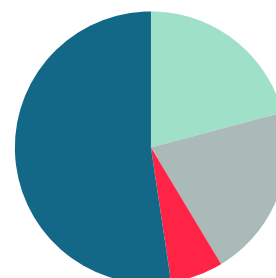


**Inventory**  
 New Listings  
**1,103 = 35.68%**  
 Start Inventory  
**1,988**  
 Total Inventory Units  
**3,091**  
 Volume  
**\$1,225,041,616**

### Market Activity

Closed Sales  
**822 = 20.85%**  
 Pending Sales  
**809 = 20.52%**  
 Other Off Market  
**247 = 6.27%**  
 Active Inventory  
**2,064 = 52.36%**

### MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	765	822	7.45%	5,632	5,698	1.17%
Pending Sales	773	809	4.66%	6,048	6,097	0.81%
New Listings	973	1,103	13.36%	7,565	8,284	9.50%
Median List Price	255,000	289,700	13.61%	264,700	275,000	3.89%
Median Sale Price	255,000	284,990	11.76%	260,000	272,000	4.62%
Median Percent of Selling Price to List Price	100.00%	99.62%	-0.38%	100.00%	99.92%	-0.08%
Median Days on Market to Sale	9.00	14.00	55.56%	8.00	14.00	75.00%
Monthly Inventory	1,569	2,064	31.55%	1,569	2,064	31.55%
Months Supply of Inventory	2.19	3.00	36.87%	2.19	3.00	36.87%

**Absorption:** Last 12 months, an Average of **688** Sales/Month

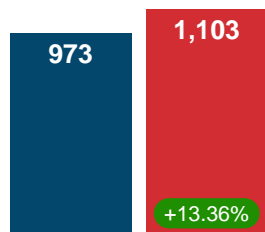
**Inventory** on August 31, 2024 = **2,064**

**2023** **2024**

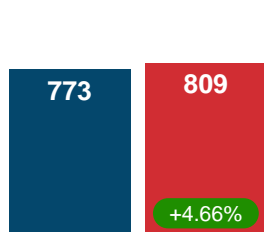
### AUGUST MARKET

### MEDIAN PRICES

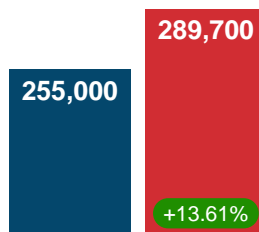
#### New Listings



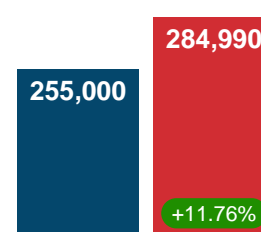
#### Pending Listings



#### List Price



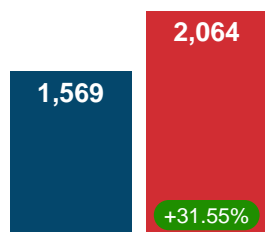
#### Sale Price



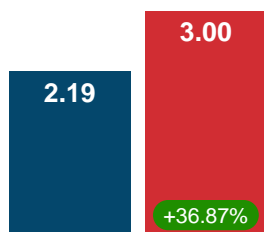
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

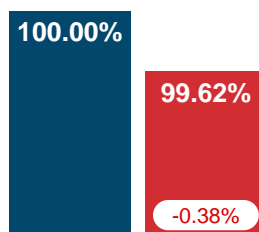
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

