

# September 2024



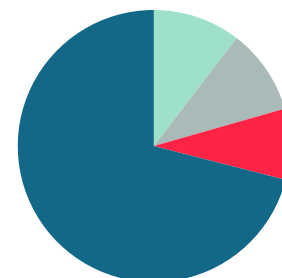
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2023	2024	+/-%
Closed Listings	111	84	-24.32%
Pending Listings	83	82	-1.20%
New Listings	144	160	11.11%
Median List Price	170,000	162,450	-4.44%
Median Sale Price	169,000	154,950	-8.31%
Median Percent of Selling Price to List Price	96.94%	94.84%	-2.16%
Median Days on Market to Sale	24.00	48.00	100.00%
End of Month Inventory	511	573	12.13%
Months Supply of Inventory	5.56	7.00	25.95%



■ Closed (10.41%)  
■ Pending (10.16%)  
■ Other OffMarket (8.43%)  
■ Active (71.00%)

**Absorption:** Last 12 months, an Average of **82 Sales/Month**  
**Active Inventory** as of September 30, 2024 = **573**

### Analysis Wrap-Up

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

The total housing inventory at the end of September 2024 rose **12.13%** to 573 existing homes available for sale. Over the last 12 months this area has had an average of 82 closed sales per month. This represents an unsold inventory index of **7.00** MSI for this period.

#### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **8.31%** in September 2024 to \$154,950 versus the previous year at \$169,000.

#### Median Days on Market Lengthens

The median number of **48.00** days that homes spent on the market before selling increased by 24.00 days or **100.00%** in September 2024 compared to last year's same month at **24.00** DOM.

#### Sales Success for September 2024 is Positive

Overall, with Median Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 160 New Listings in September 2024, up **11.11%** from last year at 144. Furthermore, there were 84 Closed Listings this month versus last year at 111, a **-24.32%** decrease.

Closed versus Listed trends yielded a **52.5%** ratio, down from previous year's, September 2023, at **77.1%**, a **31.89%** 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

<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>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<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

# September 2024



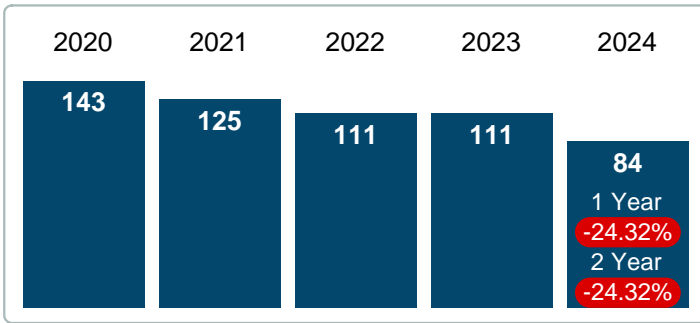
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



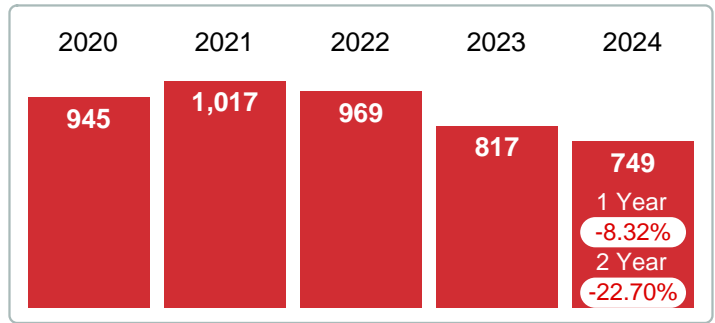
## CLOSED LISTINGS

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

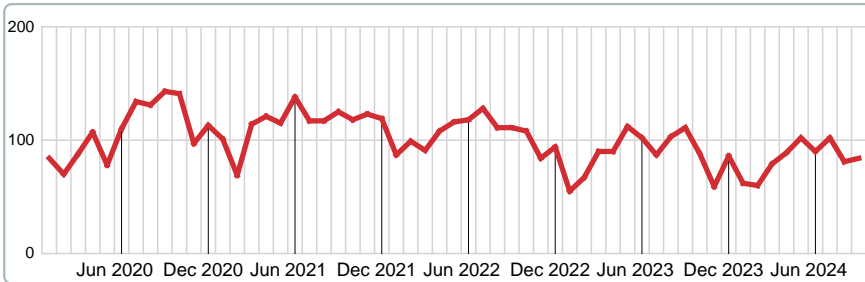
### SEPTEMBER



### YEAR TO DATE (YTD)

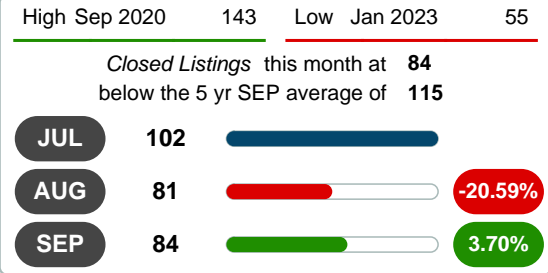


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 115



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	7.14%	73.5	4	1	1	0
\$50,001 - \$75,000	6	7.14%	71.0	3	3	0	0
\$75,001 - \$125,000	17	20.24%	20.0	2	14	1	0
\$125,001 - \$175,000	22	26.19%	56.0	4	16	2	0
\$175,001 - \$250,000	14	16.67%	48.5	1	9	3	1
\$250,001 - \$450,000	10	11.90%	85.0	2	5	3	0
\$450,001 and up	9	10.71%	94.0	0	4	2	3
<b>Total Closed Units</b>	<b>84</b>			<b>16</b>	<b>52</b>	<b>12</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>17,476,120</b>	<b>100%</b>	<b>48.0</b>	<b>2.13M</b>	<b>9.37M</b>	<b>3.34M</b>	<b>2.63M</b>
<b>Median Closed Price</b>	<b>\$154,950</b>			<b>\$97,500</b>	<b>\$149,950</b>	<b>\$238,750</b>	<b>\$610,000</b>

# September 2024



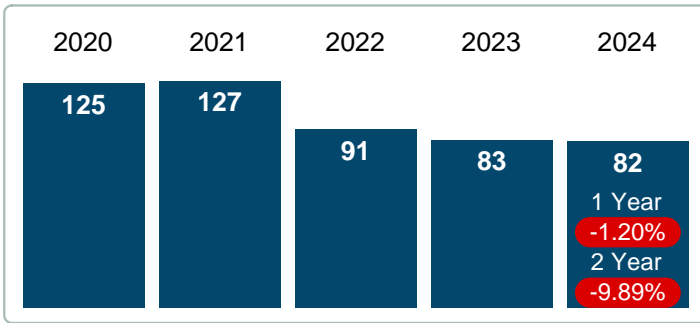
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



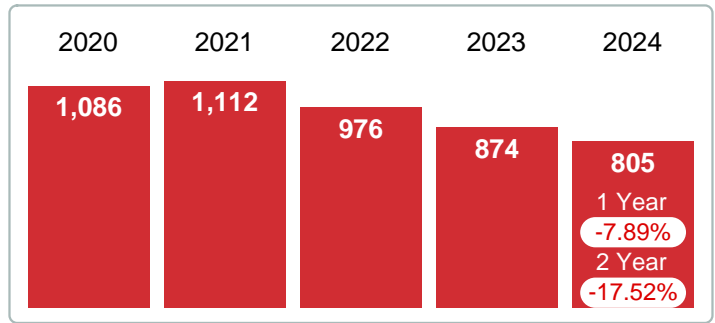
## PENDING LISTINGS

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

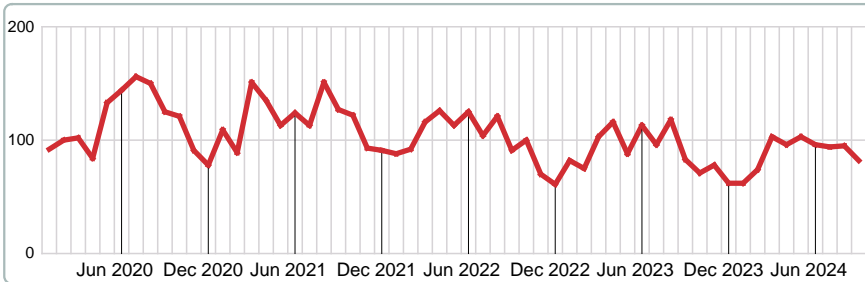
### SEPTEMBER



### YEAR TO DATE (YTD)

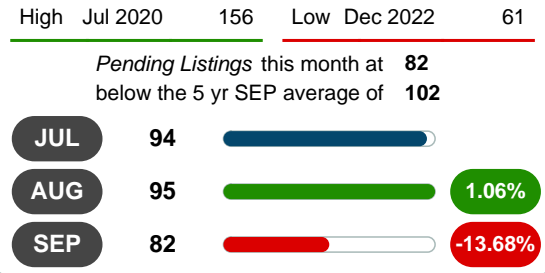


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 102



### 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	8	9.76%	41.0	5	2	1	0
\$75,001 - \$125,000	11	13.41%	81.0	4	6	1	0
\$125,001 - \$125,000	0	0.00%	81.0	0	0	0	0
\$125,001 - \$225,000	30	36.59%	34.0	9	17	4	0
\$225,001 - \$350,000	15	18.29%	56.0	0	10	5	0
\$350,001 - \$675,000	8	9.76%	85.0	1	5	0	2
\$675,001 and up	10	12.20%	43.0	0	3	3	4
<b>Total Pending Units</b>	<b>82</b>			<b>19</b>	<b>43</b>	<b>14</b>	<b>6</b>
<b>Total Pending Volume</b>	<b>24,522,299</b>	<b>100%</b>	<b>42.5</b>	<b>2.73M</b>	<b>11.61M</b>	<b>4.93M</b>	<b>5.25M</b>
<b>Median Listing Price</b>	<b>\$194,950</b>			<b>\$144,000</b>	<b>\$199,000</b>	<b>\$265,950</b>	<b>\$699,450</b>

# September 2024



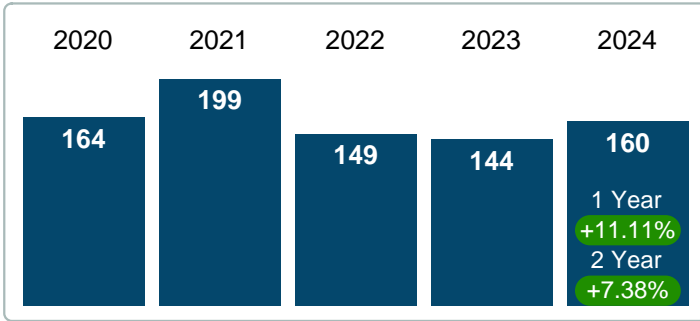
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



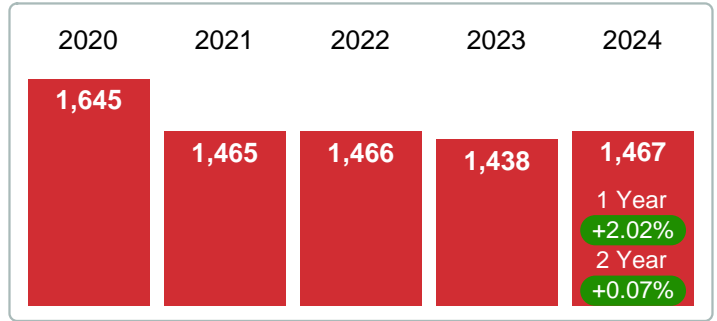
## NEW LISTINGS

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

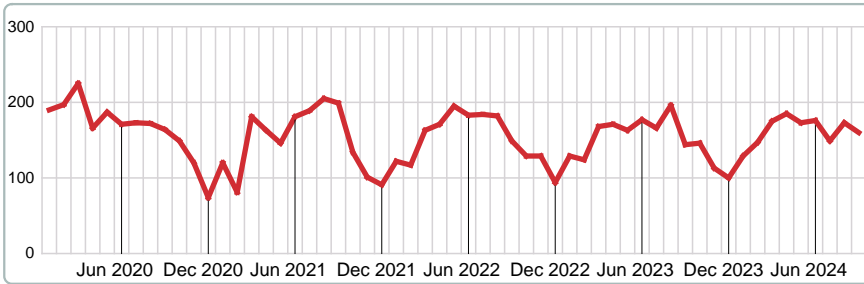
### SEPTEMBER



### YEAR TO DATE (YTD)

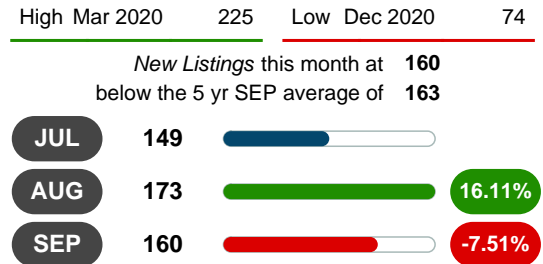


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 163



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	13	8.13%	6	7	0	0
\$75,001 - \$125,000	17	10.63%	8	6	3	0
\$125,001 - \$175,000	31	19.38%	5	23	2	1
\$175,001 - \$275,000	39	24.38%	6	28	4	1
\$275,001 - \$375,000	22	13.75%	1	10	10	1
\$375,001 - \$625,000	23	14.38%	2	12	9	0
\$625,001 and up	15	9.38%	0	5	6	4
<b>Total New Listed Units</b>	<b>160</b>		<b>28</b>	<b>91</b>	<b>34</b>	<b>7</b>
<b>Total New Listed Volume</b>	<b>48,192,062</b>	<b>100%</b>	<b>4.29M</b>	<b>23.73M</b>	<b>14.71M</b>	<b>5.46M</b>
<b>Median New Listed Listing Price</b>	<b>\$209,950</b>		<b>\$127,450</b>	<b>\$200,000</b>	<b>\$340,000</b>	<b>\$650,000</b>

# September 2024



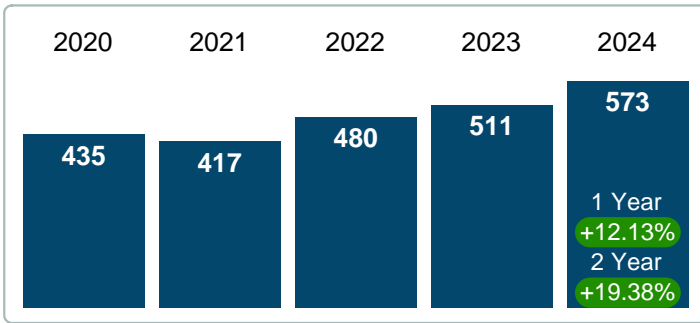
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



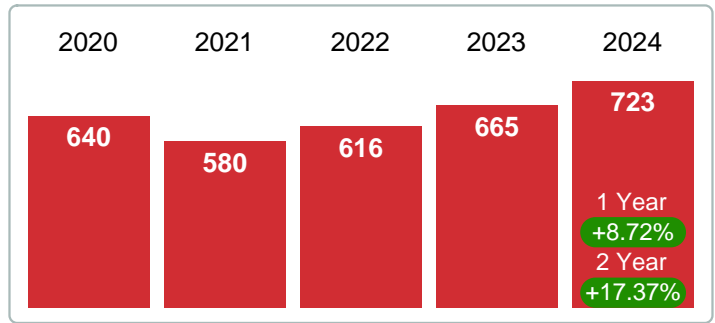
## ACTIVE INVENTORY

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

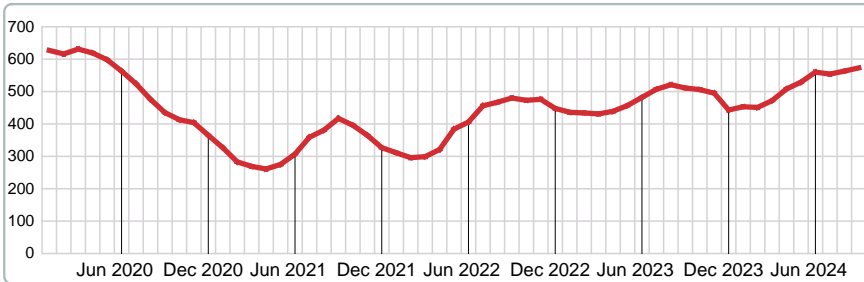
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER

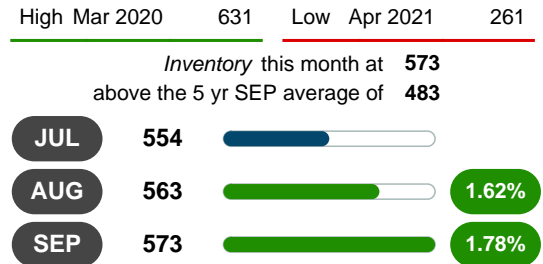


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 483



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	56	9.77%	47.5	27	23	5	1
\$100,001 - \$125,000	23	4.01%	66.0	10	11	1	1
\$125,001 - \$175,000	103	17.98%	70.0	26	60	12	5
\$175,001 - \$300,000	175	30.54%	62.0	27	118	25	5
\$300,001 - \$475,000	87	15.18%	67.0	8	49	27	3
\$475,001 - \$775,000	68	11.87%	100.5	7	33	22	6
\$775,001 and up	61	10.65%	108.0	3	21	22	15
Total Active Inventory by Units			573	108	315	114	36
Total Active Inventory by Volume			217,314,650	23.13M	108.12M	56.21M	29.86M
Median Active Inventory Listing Price			\$244,900	\$158,500	\$235,000	\$377,000	\$624,900

# September 2024



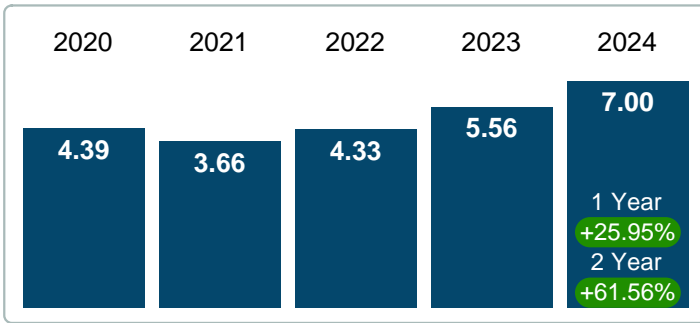
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



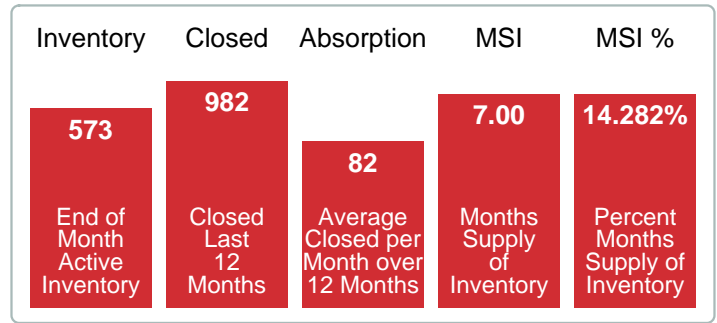
## MONTHS SUPPLY of INVENTORY (MSI)

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

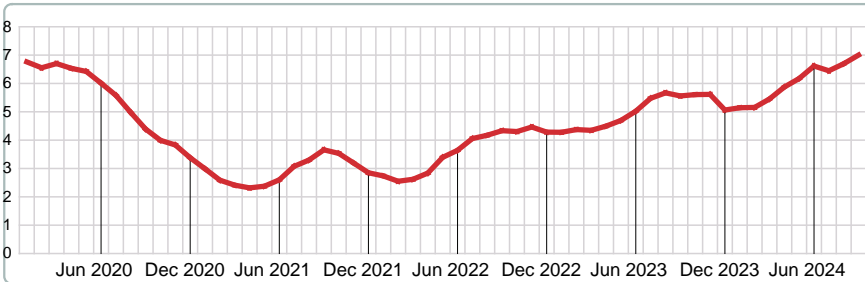
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2024

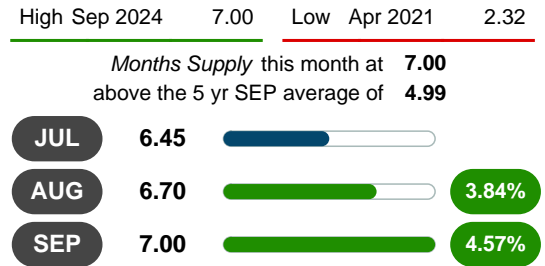


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 4.99



### 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
\$100,000 and less	56	9.77%	3.52	4.56	2.60	5.00	6.00
\$100,001 - \$125,000	23	4.01%	3.68	5.22	2.81	2.40	0.00
\$125,001 - \$175,000	103	17.98%	5.54	7.43	4.71	5.76	20.00
\$175,001 - \$300,000	175	30.54%	7.58	11.17	7.12	6.98	10.00
\$300,001 - \$475,000	87	15.18%	9.00	5.05	9.80	11.17	4.50
\$475,001 - \$775,000	68	11.87%	12.36	14.00	12.00	12.57	12.00
\$775,001 and up	61	10.65%	21.53	0.00	63.00	11.48	25.71
Market Supply of Inventory (MSI)			7.00	6.82	6.28	8.66	13.50
Total Active Inventory by Units		100%	7.00	108	315	114	36

# September 2024



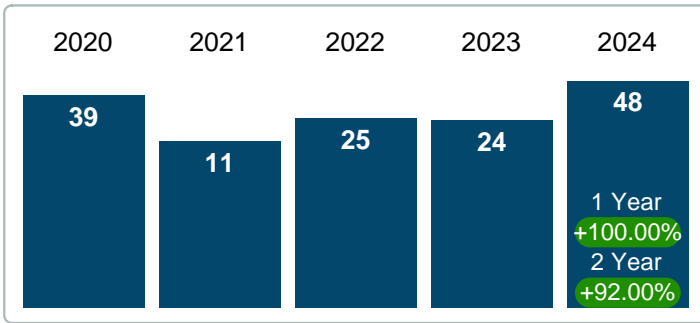
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



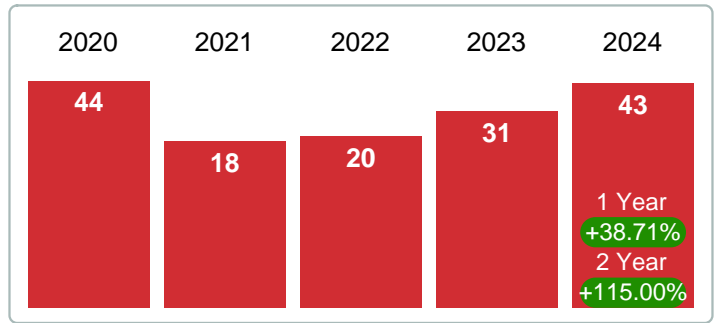
## MEDIAN DAYS ON MARKET TO SALE

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

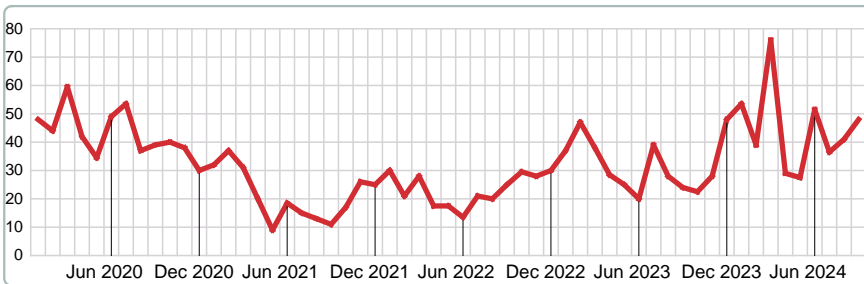
### SEPTEMBER



### YEAR TO DATE (YTD)

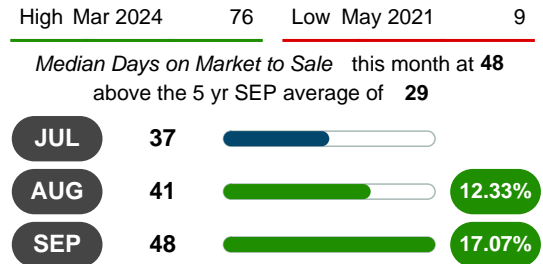


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 29



### 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
\$50,000 and less	7.14%	74	87	3	140	0
\$50,001 - \$75,000	7.14%	71	66	76	0	0
\$75,001 - \$125,000	20.24%	20	12	20	86	0
\$125,001 - \$175,000	26.19%	56	71	39	87	0
\$175,001 - \$250,000	16.67%	49	36	95	35	200
\$250,001 - \$450,000	11.90%	85	159	67	95	0
\$450,001 and up	10.71%	94	0	111	52	39
Median Closed DOM		48	42	39	81	80
Total Closed Units	100%	84	16	52	12	4
Total Closed Volume		17,476,120	2.13M	9.37M	3.34M	2.63M

# September 2024



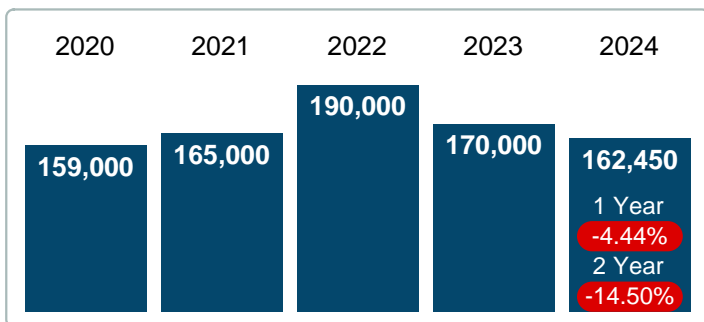
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



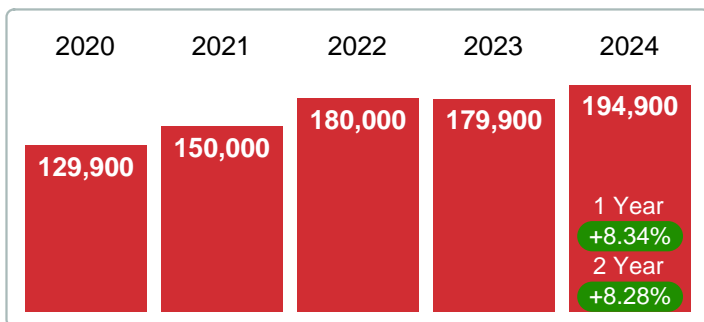
## MEDIAN LIST PRICE AT CLOSING

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

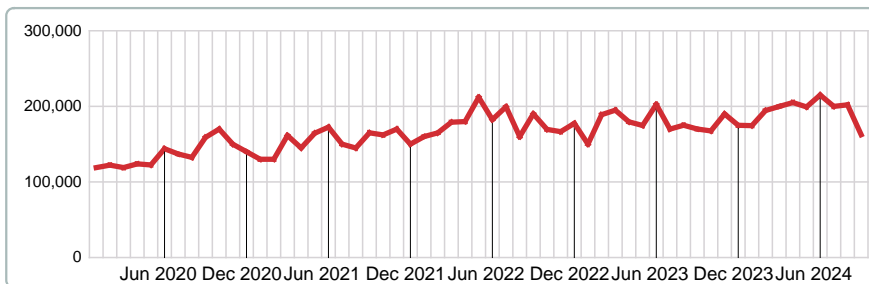
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 169,290

High Jun 2024 215,000    Low Jan 2020 118,950  
 Median List Price at Closing this month at **162,450**  
 below the 5 yr SEP average of **169,290**

JUL	199,950	
AUG	202,000	+1.03%
SEP	162,450	-19.58%

### 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
\$50,000 and less	3.57%	39,900	34,000	0	39,900	0
\$50,001 - \$75,000	8.33%	65,000	65,000	67,000	0	0
\$75,001 - \$125,000	20.24%	99,900	101,500	99,700	119,900	0
\$125,001 - \$175,000	25.00%	149,900	147,500	149,900	149,000	0
\$175,001 - \$250,000	20.24%	199,900	189,000	199,450	249,900	245,000
\$250,001 - \$450,000	11.90%	347,250	362,000	345,000	425,000	0
\$450,001 and up	10.71%	549,900	0	517,000	544,000	699,000
<b>Median List Price</b>		<b>162,450</b>	<b>101,500</b>	<b>149,950</b>	<b>249,900</b>	<b>624,450</b>
<b>Total Closed Units</b>		<b>84</b>	<b>16</b>	<b>52</b>	<b>12</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>18,566,830</b>	<b>2.23M</b>	<b>9.92M</b>	<b>3.47M</b>	<b>2.94M</b>



# September 2024



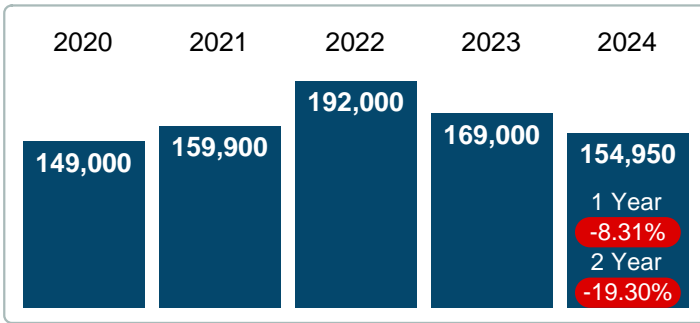
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



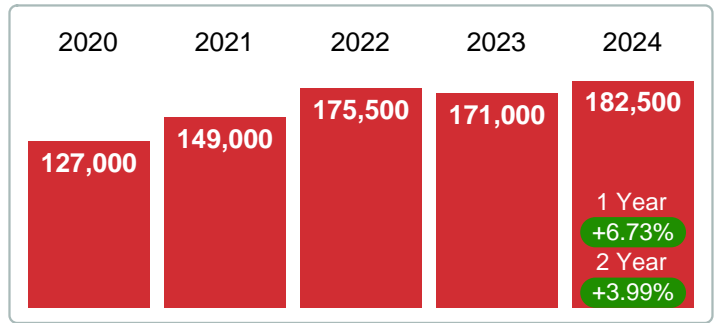
## MEDIAN SOLD PRICE AT CLOSING

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

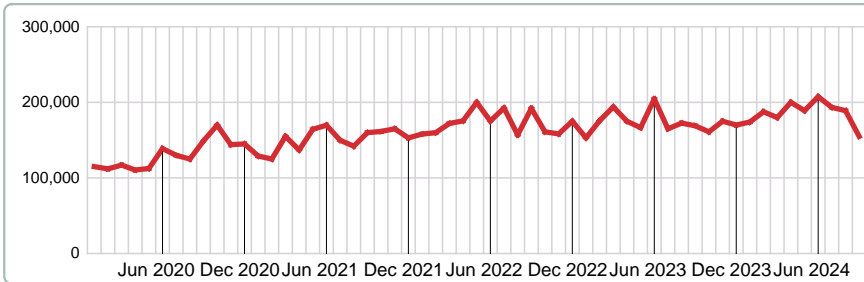
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

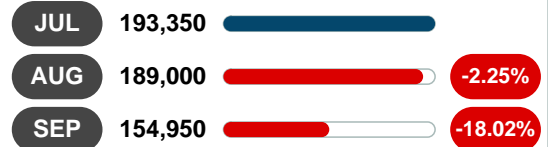


### 3 MONTHS

5 year SEP AVG = 164,970

High Jun 2024 207,500 Low Apr 2020 110,500

Median Sold Price at Closing this month at 154,950 below the 5 yr SEP average of 164,970



### 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
\$50,000 and less	6	7.14%	40,000	43,750	38,000	33,000	0
\$50,001 - \$75,000	6	7.14%	59,000	69,200	56,200	0	0
\$75,001 - \$125,000	17	20.24%	100,000	97,500	96,000	119,900	0
\$125,001 - \$175,000	22	26.19%	149,950	161,000	149,950	132,500	0
\$175,001 - \$250,000	14	16.67%	198,250	237,000	192,500	227,500	225,000
\$250,001 - \$450,000	10	11.90%	338,500	357,000	333,000	405,000	0
\$450,001 and up	9	10.71%	525,000	0	485,000	545,000	620,000
Median Sold Price			154,950	97,500	149,950	238,750	610,000
Total Closed Units		100%	84	16	52	12	4
Total Closed Volume			17,476,120	2.13M	9.37M	3.34M	2.63M

# September 2024



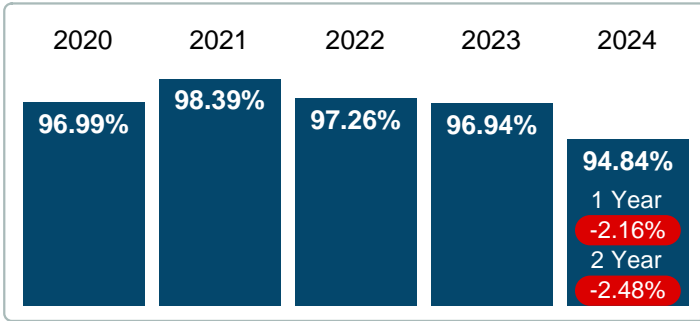
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



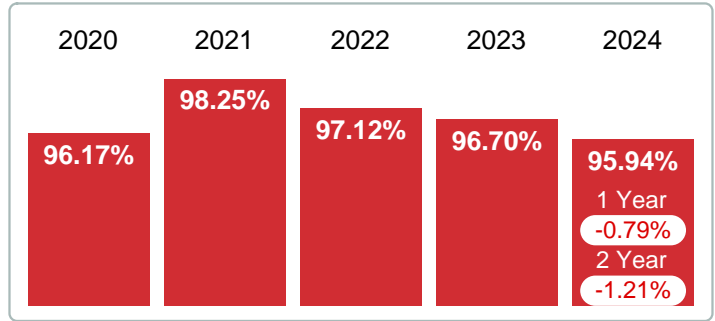
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

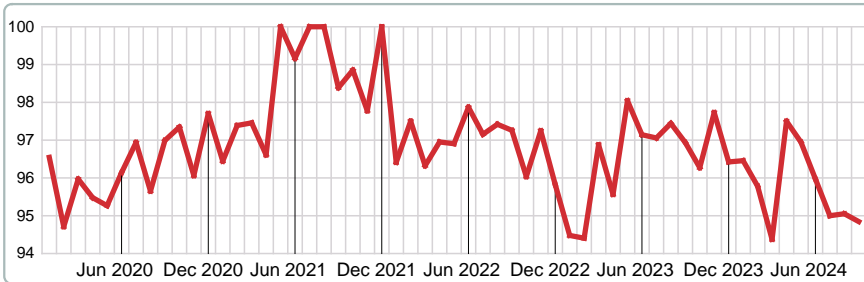
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

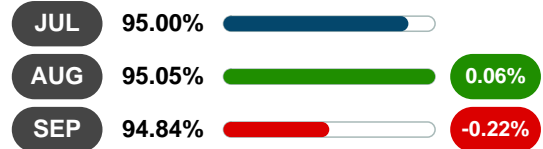


### 3 MONTHS

5 year SEP AVG = 96.88%

High Dec 2021 100.00% Low Mar 2024 94.38%

Median Sold/List Ratio this month at **94.84%**  
below the 5 yr SEP average of **96.88%**



### 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
\$50,000 and less	6	7.14%	79.54%	88.18%	64.41%	82.71%	0.00%
\$50,001 - \$75,000	6	7.14%	84.82%	106.46%	70.69%	0.00%	0.00%
\$75,001 - \$125,000	17	20.24%	94.12%	95.75%	93.25%	100.00%	0.00%
\$125,001 - \$175,000	22	26.19%	96.09%	94.59%	96.43%	89.22%	0.00%
\$175,001 - \$250,000	14	16.67%	94.23%	94.84%	96.12%	92.86%	91.84%
\$250,001 - \$450,000	10	11.90%	97.65%	98.82%	98.43%	95.29%	0.00%
\$450,001 and up	9	10.71%	94.19%	0.00%	93.36%	100.03%	88.70%
Median Sold/List Ratio		94.84%		98.82%	94.79%	94.87%	90.27%
Total Closed Units		84	100%	16	52	12	4
Total Closed Volume		17,476,120		2.13M	9.37M	3.34M	2.63M

# September 2024



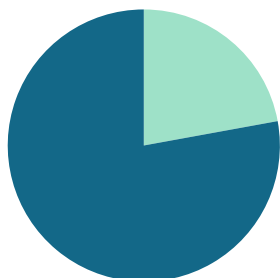
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

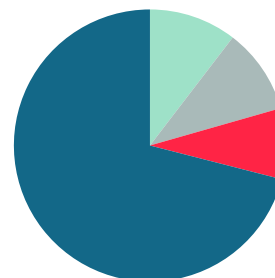


**Inventory**  
 New Listings  
**160 = 22.13%**  
 Start Inventory  
**563**  
 Total Inventory Units  
**723**  
 Volume  
**\$266,543,149**

### Market Activity

Closed Sales  
**84 = 10.41%**  
 Pending Sales  
**82 = 10.16%**  
 Other Off Market  
**68 = 8.43%**  
 Active Inventory  
**573 = 71.00%**

### MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	111	84	-24.32%	817	749	-8.32%
Pending Sales	83	82	-1.20%	874	805	-7.89%
New Listings	144	160	11.11%	1,438	1,467	2.02%
Median List Price	170,000	162,450	-4.44%	179,900	194,900	8.34%
Median Sale Price	169,000	154,950	-8.31%	171,000	182,500	6.73%
Median Percent of Selling Price to List Price	96.94%	94.84%	-2.16%	96.70%	95.94%	-0.79%
Median Days on Market to Sale	24.00	48.00	100.00%	31.00	43.00	38.71%
Monthly Inventory	511	573	12.13%	511	573	12.13%
Months Supply of Inventory	5.56	7.00	25.95%	5.56	7.00	25.95%

**Absorption:** Last 12 months, an Average of **82** Sales/Month

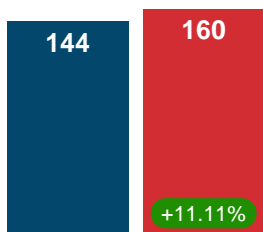
**Inventory** on September 30, 2024 = **573**

**2023** **2024**

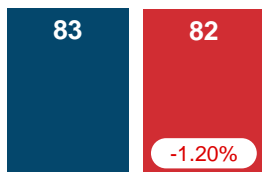
### SEPTEMBER MARKET

### MEDIAN PRICES

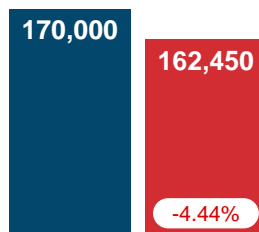
#### New Listings



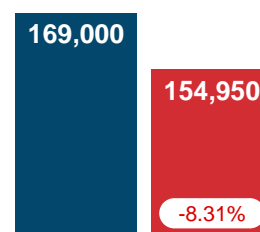
#### Pending Listings



#### List Price



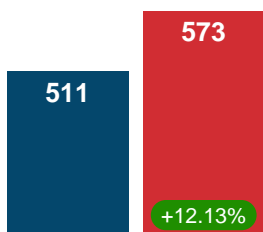
#### Sale Price



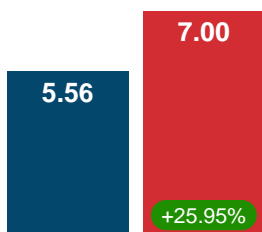
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

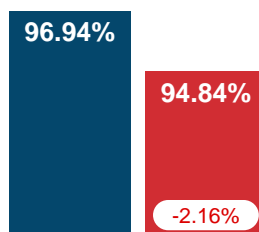
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

