

October 2024



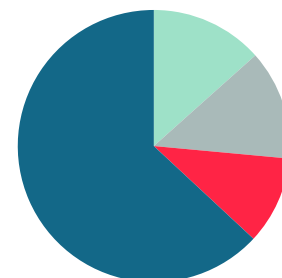
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	October		+/-%
	2023	2024	
Closed Listings	44	41	-6.82%
Pending Listings	38	40	5.26%
New Listings	66	67	1.52%
Median List Price	248,950	245,000	-1.59%
Median Sale Price	243,250	240,000	-1.34%
Median Percent of Selling Price to List Price	98.17%	98.05%	-0.13%
Median Days on Market to Sale	27.50	25.00	-9.09%
End of Month Inventory	185	193	4.32%
Months Supply of Inventory	4.48	4.95	10.34%



■ Closed (13.40%)
■ Pending (13.07%)
■ Other OffMarket (10.46%)
■ Active (63.07%)

Absorption: Last 12 months, an Average of **39** Sales/Month
Active Inventory as of October 31, 2024 = **193**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2024 rose **4.32%** to 193 existing homes available for sale. Over the last 12 months this area has had an average of 39 closed sales per month. This represents an unsold inventory index of **4.95** 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 **1.34%** in October 2024 to \$240,000 versus the previous year at \$243,250.

Median Days on Market Shortens

The median number of **25.00** days that homes spent on the market before selling decreased by 2.50 days or **9.09%** in October 2024 compared to last year's same month at **27.50** DOM.

Sales Success for October 2024 is Positive

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

There were 67 New Listings in October 2024, up **1.52%** from last year at 66. Furthermore, there were 41 Closed Listings this month versus last year at 44, a **-6.82%** decrease.

Closed versus Listed trends yielded a **61.2%** ratio, down from previous year's, October 2023, at **66.7%**, a **8.21%** downswing. This will certainly create pressure on an increasing Monthly Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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®

Visit www.tulsarealtors.com to find a REALTOR® today.

October 2024



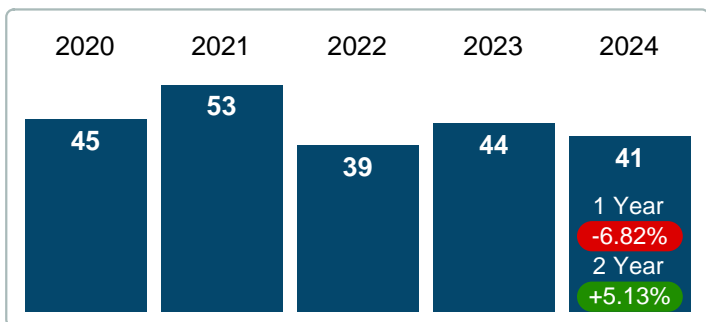
Area Delimited by County Of Bryan - Residential Property Type



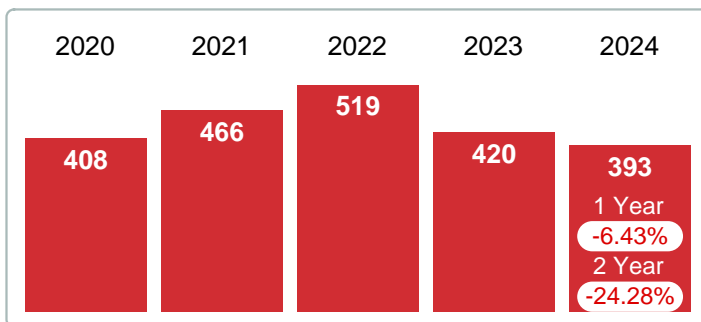
CLOSED LISTINGS

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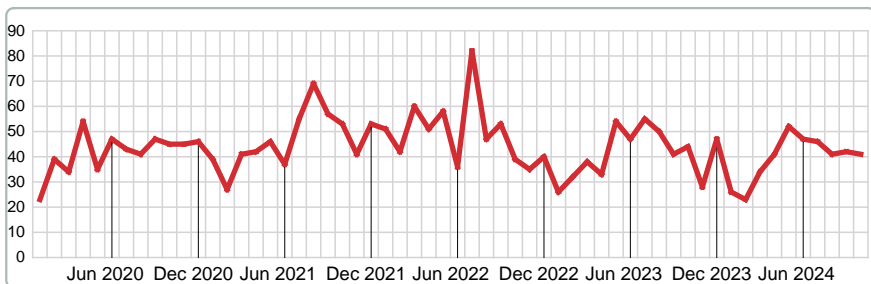
OCTOBER



YEAR TO DATE (YTD)

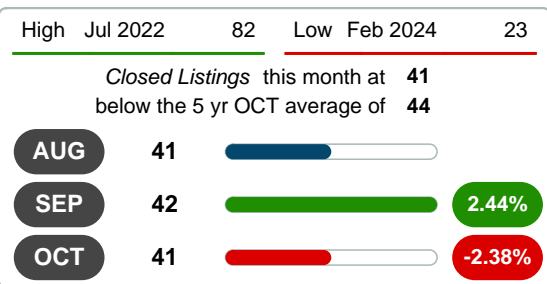


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 44



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	2	4.88%	11.0	1	1	0	0
\$100,001 - \$175,000	7	17.07%	80.0	3	4	0	0
\$175,001 - \$200,000	3	7.32%	55.0	0	2	1	0
\$200,001 - \$250,000	13	31.71%	20.0	0	13	0	0
\$250,001 - \$300,000	6	14.63%	13.5	0	4	2	0
\$300,001 - \$475,000	5	12.20%	29.0	0	2	2	1
\$475,001 and up	5	12.20%	39.0	0	3	1	1
Total Closed Units	41			4	29	6	2
Total Closed Volume	10,829,680	100%	25.0	402.00K	7.64M	1.85M	936.50K
Median Closed Price	\$240,000			\$108,500	\$240,000	\$287,500	\$468,250

October 2024



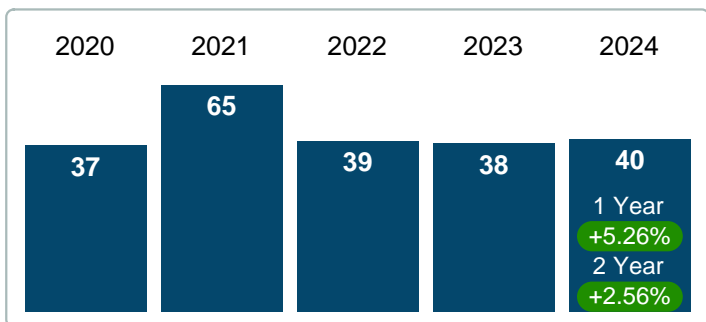
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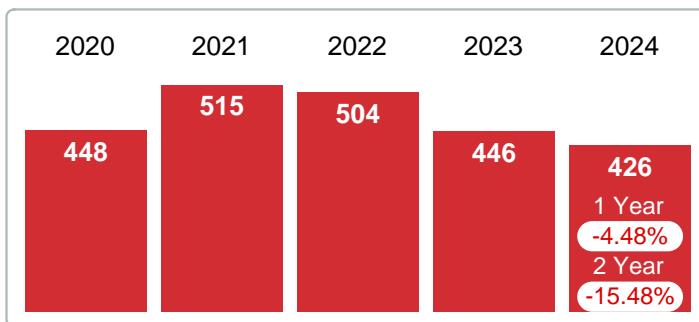
PENDING LISTINGS

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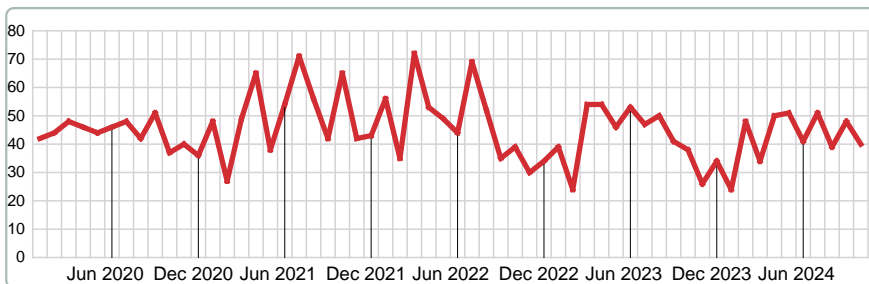
OCTOBER



YEAR TO DATE (YTD)

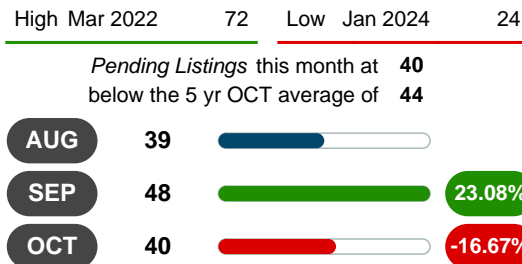


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 44



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	4	10.00%	102.5	2	2	0	0
\$100,001 - \$150,000	4	10.00%	100.5	1	3	0	0
\$150,001 - \$200,000	8	20.00%	22.5	0	6	2	0
\$200,001 - \$275,000	9	22.50%	85.0	0	9	0	0
\$275,001 - \$350,000	6	15.00%	8.0	0	5	1	0
\$350,001 - \$450,000	6	15.00%	81.0	0	5	1	0
\$450,001 and up	3	7.50%	149.0	0	1	2	0
Total Pending Units	40			3	31	6	0
Total Pending Volume	10,713,565	100%	59.0	302.50K	7.95M	2.46M	0.00B
Median Listing Price	\$239,525			\$99,500	\$245,000	\$356,988	\$0

October 2024



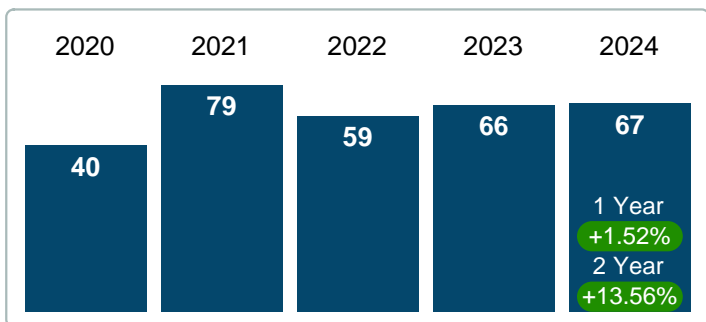
Area Delimited by County Of Bryan - Residential Property Type



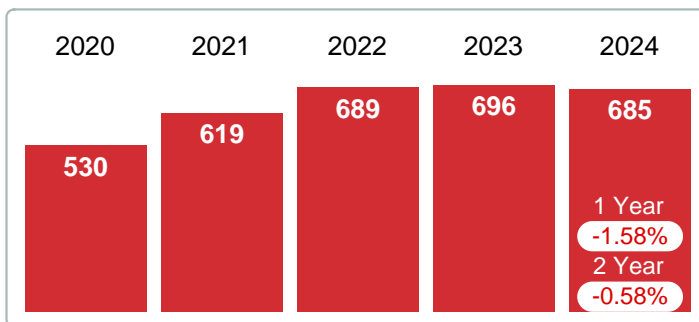
NEW LISTINGS

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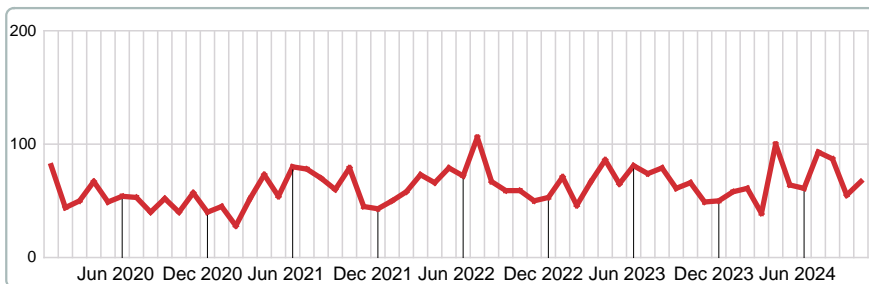
OCTOBER



YEAR TO DATE (YTD)

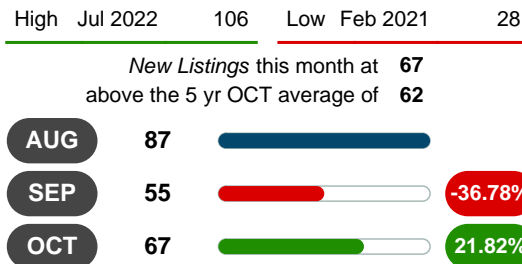


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 62



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	4	5.97%	1	3	0	0
\$150,001 - \$200,000	10	14.93%	0	8	2	0
\$200,001 - \$250,000	10	14.93%	1	9	0	0
\$250,001 - \$325,000	18	26.87%	0	16	2	0
\$325,001 - \$375,000	10	14.93%	0	8	1	1
\$375,001 - \$675,000	8	11.94%	0	5	2	1
\$675,001 and up	7	10.45%	0	1	5	1
Total New Listed Units	67		2	50	12	3
Total New Listed Volume	27,808,465	100%	353.00K	14.96M	10.78M	1.72M
Median New Listed Listing Price	\$280,000		\$176,500	\$264,950	\$484,500	\$675,000

October 2024



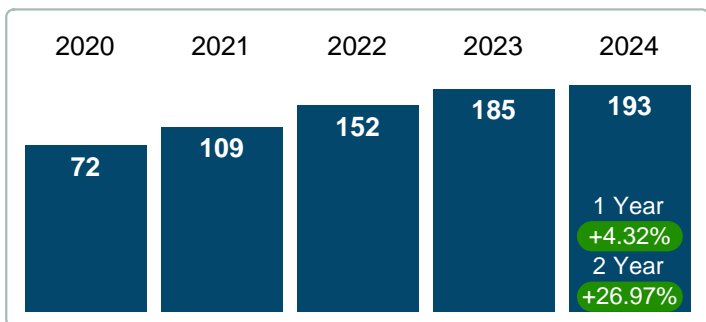
Area Delimited by County Of Bryan - Residential Property Type



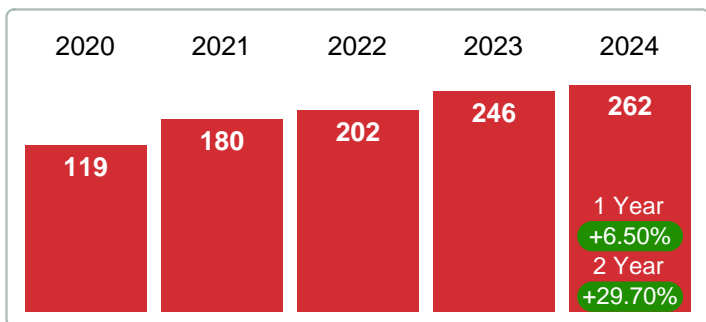
ACTIVE INVENTORY

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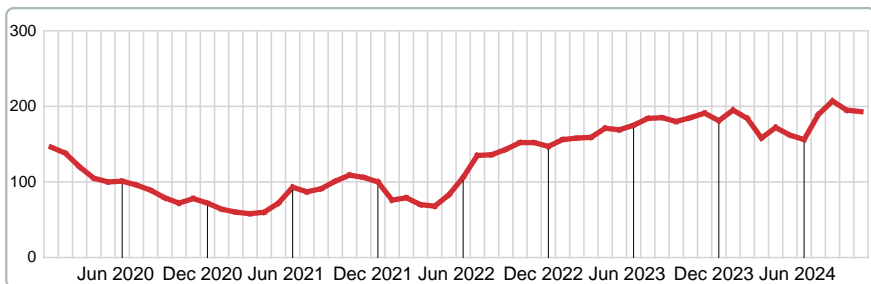
END OF OCTOBER



ACTIVE DURING OCTOBER

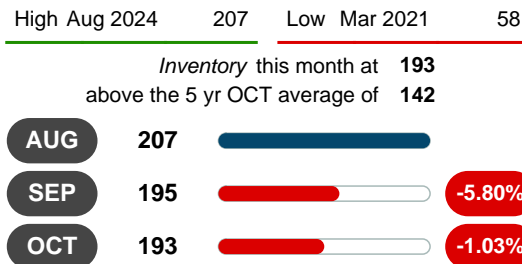


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 142



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	15	7.77%	86.0	7	7	1	0
\$150,001 - \$200,000	26	13.47%	82.5	5	16	5	0
\$200,001 - \$250,000	27	13.99%	35.0	3	20	4	0
\$250,001 - \$350,000	50	25.91%	35.0	2	38	8	2
\$350,001 - \$475,000	31	16.06%	77.0	2	20	8	1
\$475,001 - \$700,000	24	12.44%	64.5	2	10	8	4
\$700,001 and up	20	10.36%	90.5	3	6	7	4
Total Active Inventory by Units	193			24	117	41	11
Total Active Inventory by Volume	105,007,168	100%	70.0	10.48M	62.69M	23.16M	8.68M
Median Active Inventory Listing Price	\$310,000			\$211,450	\$279,900	\$364,500	\$675,000

October 2024



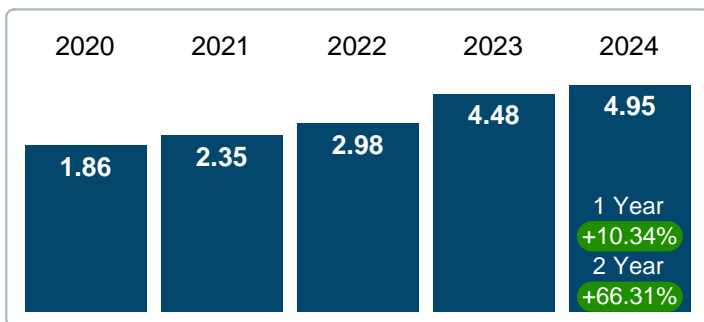
Area Delimited by County Of Bryan - Residential Property Type



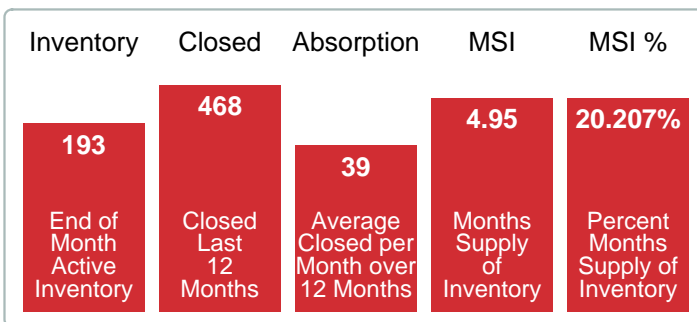
MONTHS SUPPLY of INVENTORY (MSI)

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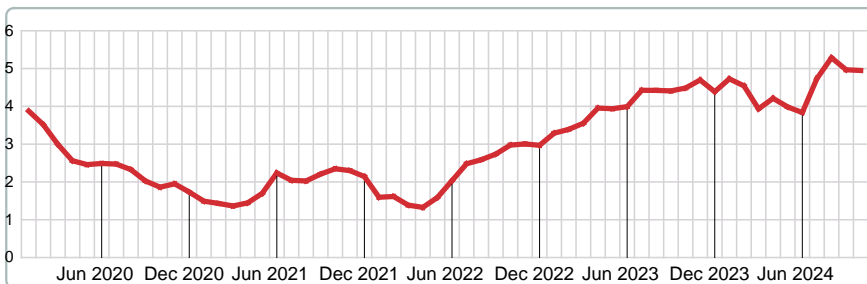
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2024

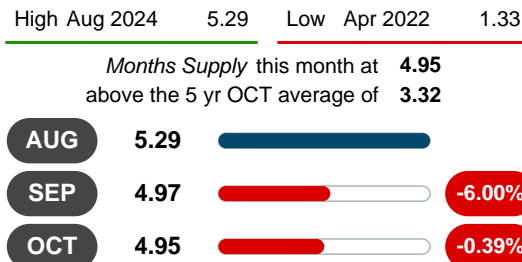


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 3.32



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	15	7.77%	2.17	3.11	1.71	2.40	0.00
\$150,001 - \$200,000	26	13.47%	4.05	3.53	3.76	7.50	0.00
\$200,001 - \$250,000	27	13.99%	3.68	9.00	3.16	6.00	0.00
\$250,001 - \$350,000	50	25.91%	4.80	3.43	6.42	2.34	4.00
\$350,001 - \$475,000	31	16.06%	7.02	24.00	8.00	5.05	4.00
\$475,001 - \$700,000	24	12.44%	10.67	24.00	13.33	8.73	8.00
\$700,001 and up	20	10.36%	16.00	36.00	10.29	21.00	16.00
Market Supply of Inventory (MSI)			4.95	4.97	4.79	5.13	6.29
Total Active Inventory by Units		100%	4.95	24	117	41	11

October 2024



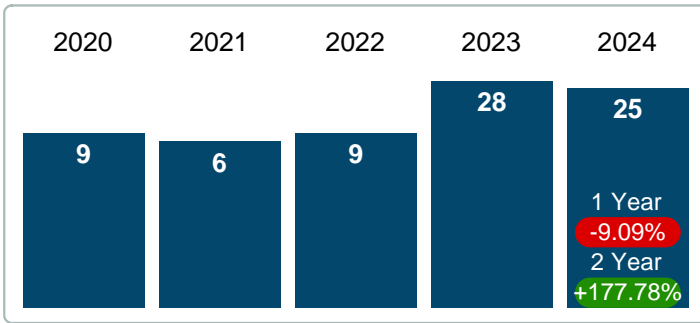
Area Delimited by County Of Bryan - Residential Property Type



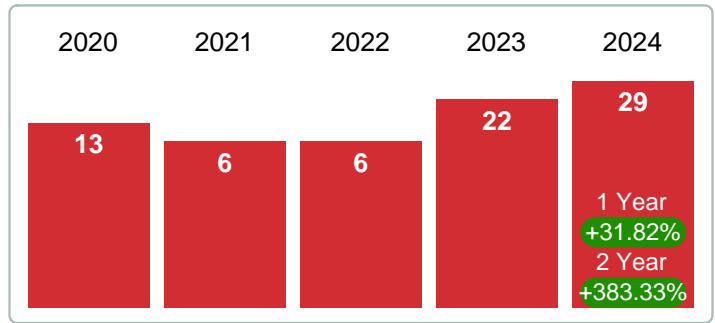
MEDIAN DAYS ON MARKET TO SALE

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

OCTOBER



YEAR TO DATE (YTD)

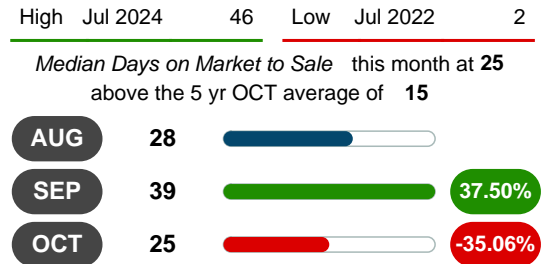


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 15



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
\$100,000 and less	4.88%	11	8	14	0	0
\$100,001 - \$175,000	17.07%	80	80	65	0	0
\$175,001 - \$200,000	7.32%	55	0	78	22	0
\$200,001 - \$250,000	31.71%	20	0	20	0	0
\$250,001 - \$300,000	14.63%	14	0	22	8	0
\$300,001 - \$475,000	12.20%	29	0	54	30	29
\$475,001 and up	12.20%	39	0	21	39	123
Median Closed DOM		25	44	25	18	76
Total Closed Units	100%	41	4	29	6	2
Total Closed Volume		10,829,680	402.00K	7.64M	1.85M	936.50K

October 2024



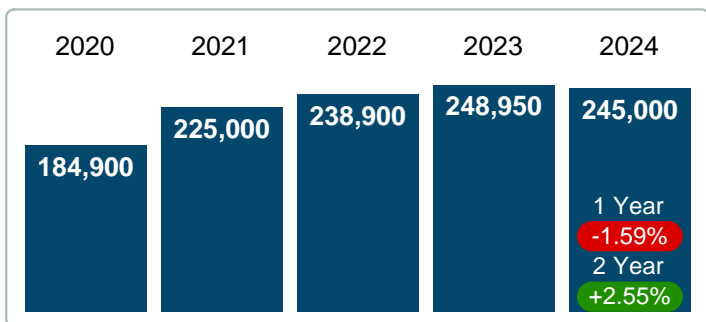
Area Delimited by County Of Bryan - Residential Property Type



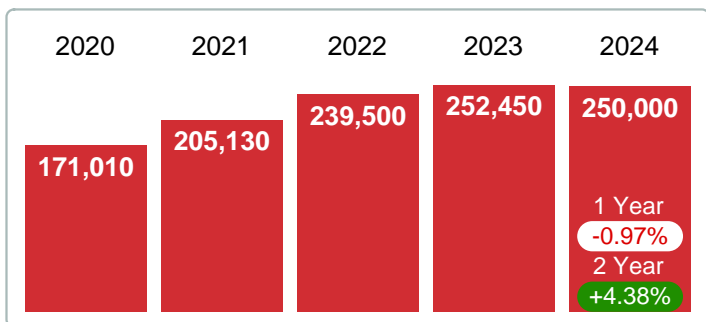
MEDIAN LIST PRICE AT CLOSING

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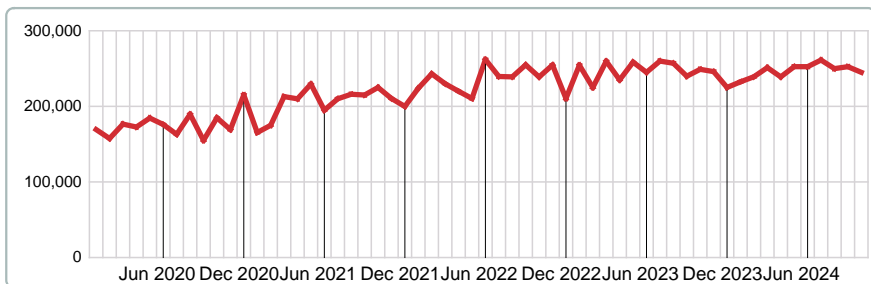
OCTOBER



YEAR TO DATE (YTD)

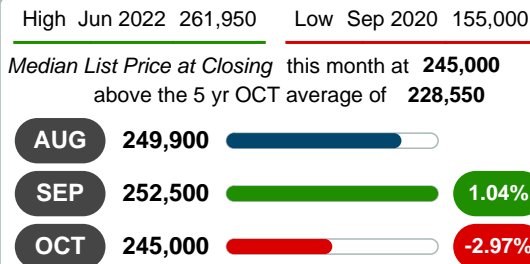


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 228,550



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
\$100,000 and less	4.88%	67,250	84,500	50,000	0	0
\$100,001 - \$175,000	14.63%	134,000	129,000	158,000	0	0
\$175,001 - \$200,000	12.20%	190,000	0	189,500	195,500	0
\$200,001 - \$250,000	24.39%	239,200	0	238,500	248,640	0
\$250,001 - \$300,000	19.51%	268,820	0	268,640	270,000	0
\$300,001 - \$475,000	12.20%	353,900	0	354,450	334,400	430,000
\$475,001 and up	12.20%	575,000	0	619,900	499,000	541,500
Median List Price		245,000	124,450	241,600	292,450	485,750
Total Closed Units	100%	245,000	4	29	6	2
Total Closed Volume		11,212,680	472.40K	7.89M	1.88M	971.50K

October 2024



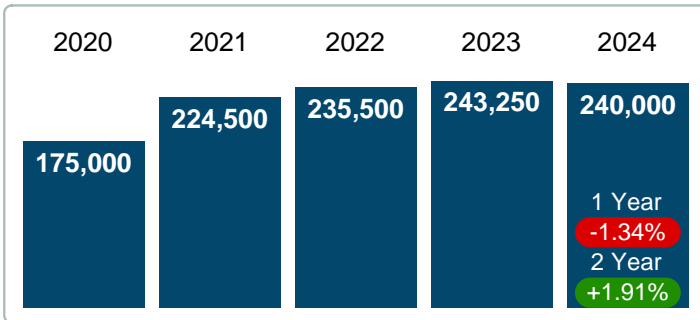
Area Delimited by County Of Bryan - Residential Property Type



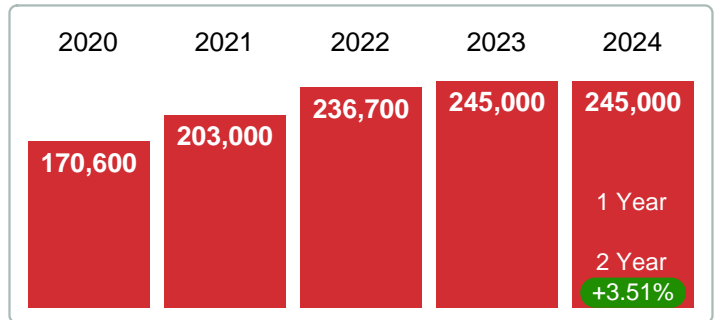
MEDIAN SOLD PRICE AT CLOSING

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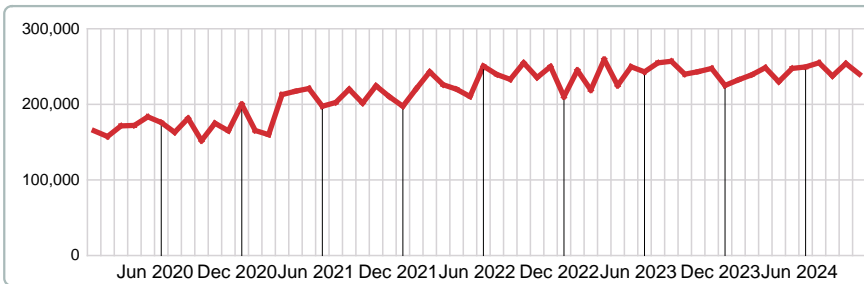
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

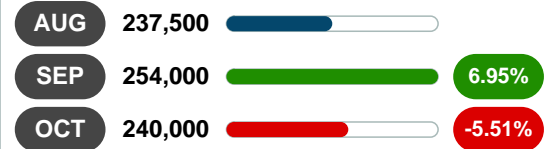


3 MONTHS

5 year OCT AVG = 223,650

High Mar 2023 259,325 Low Sep 2020 152,000

Median Sold Price at Closing this month at **240,000** above the 5 yr OCT average of **223,650**



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
\$100,000 and less	4.88%	54,000	65,000	43,000	0	0
\$100,001 - \$175,000	17.07%	132,000	110,000	157,500	0	0
\$175,001 - \$200,000	7.32%	192,000	0	193,250	192,000	0
\$200,001 - \$250,000	31.71%	239,000	0	239,000	0	0
\$250,001 - \$300,000	14.63%	266,500	0	268,320	259,320	0
\$300,001 - \$475,000	12.20%	347,000	0	347,000	328,500	395,000
\$475,001 and up	12.20%	542,000	0	547,000	485,000	541,500
Median Sold Price		240,000	108,500	240,000	287,500	468,250
Total Closed Units		41	4	29	6	2
Total Closed Volume		10,829,680	402.00K	7.64M	1.85M	936.50K

October 2024



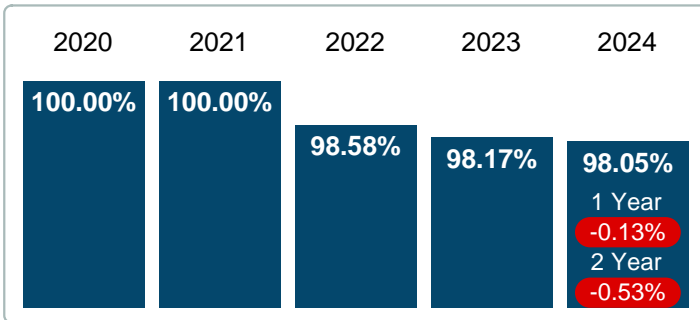
Area Delimited by County Of Bryan - Residential Property Type



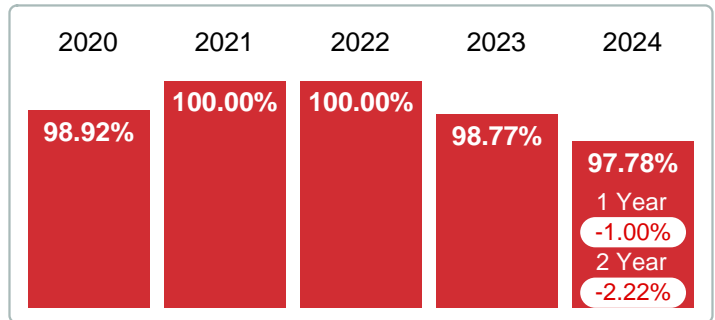
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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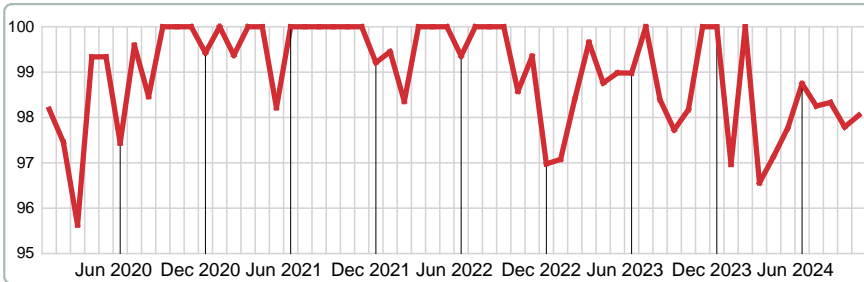
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

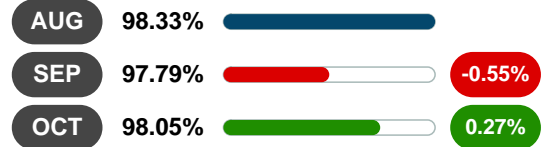


3 MONTHS

5 year OCT AVG = 98.96%

High Feb 2024 100.00% Low Mar 2020 95.63%

Median Sold/List Ratio this month at **98.05%**
below the 5 yr OCT average of **98.96%**



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
\$100,000 and less	2	4.88%	81.46%	76.92%	86.00%	0.00%	0.00%
\$100,001 - \$175,000	7	17.07%	92.18%	86.33%	97.47%	0.00%	0.00%
\$175,001 - \$200,000	3	7.32%	100.00%	0.00%	101.97%	98.21%	0.00%
\$200,001 - \$250,000	13	31.71%	99.62%	0.00%	99.62%	0.00%	0.00%
\$250,001 - \$300,000	6	14.63%	99.07%	0.00%	98.97%	100.08%	0.00%
\$300,001 - \$475,000	5	12.20%	98.05%	0.00%	97.89%	98.25%	91.86%
\$475,001 and up	5	12.20%	97.19%	0.00%	95.13%	97.19%	100.00%
Median Sold/List Ratio		98.05%		84.64%	98.61%	98.18%	95.93%
Total Closed Units		41	100%	4	29	6	2
Total Closed Volume		10,829,680		402.00K	7.64M	1.85M	936.50K

October 2024



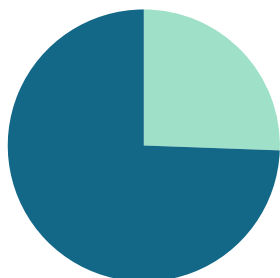
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

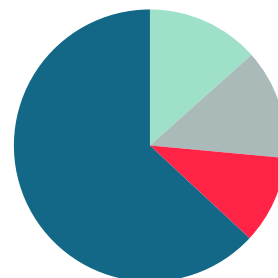


Inventory
 New Listings
67 = 25.57%
 Start Inventory
195
 Total Inventory Units
262
 Volume
\$129,126,478

Market Activity

Closed Sales
41 = 13.40%
 Pending Sales
40 = 13.07%
 Other Off Market
32 = 10.46%
 Active Inventory
193 = 63.07%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	44	41	-6.82%	420	393	-6.43%
Pending Sales	38	40	5.26%	446	426	-4.48%
New Listings	66	67	1.52%	696	685	-1.58%
Median List Price	248,950	245,000	-1.59%	252,450	250,000	-0.97%
Median Sale Price	243,250	240,000	-1.34%	245,000	245,000	0.00%
Median Percent of Selling Price to List Price	98.17%	98.05%	-0.13%	98.77%	97.78%	-1.00%
Median Days on Market to Sale	27.50	25.00	-9.09%	22.00	29.00	31.82%
Monthly Inventory	185	193	4.32%	185	193	4.32%
Months Supply of Inventory	4.48	4.95	10.34%	4.48	4.95	10.34%

Absorption: Last 12 months, an Average of **39** Sales/Month

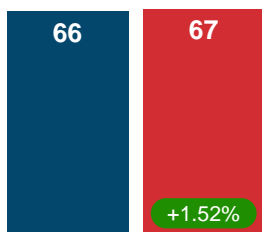
Inventory on October 31, 2024 = **193**

2023 **2024**

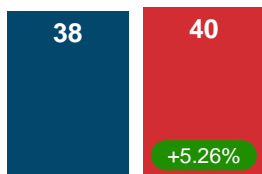
OCTOBER MARKET

MEDIAN PRICES

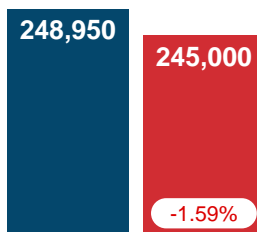
New Listings



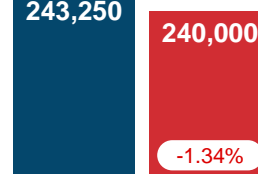
Pending Listings



List Price



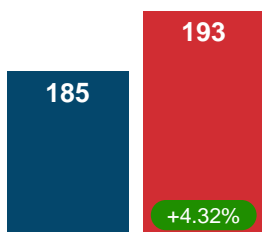
Sale Price



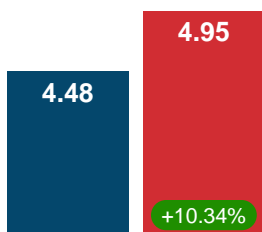
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

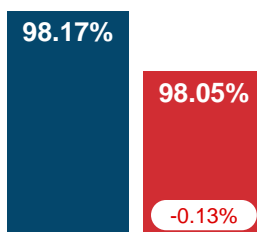
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

