

October 2024



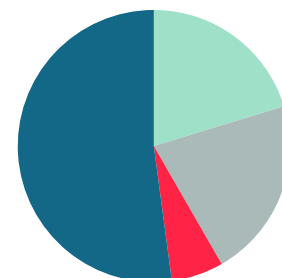
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	October 2024	+/-%
Closed Listings	54	72	33.33%
Pending Listings	60	76	26.67%
New Listings	80	90	12.50%
Average List Price	239,163	324,392	35.64%
Average Sale Price	234,909	313,399	33.41%
Average Percent of Selling Price to List Price	98.35%	97.48%	-0.88%
Average Days on Market to Sale	23.04	42.83	85.93%
End of Month Inventory	163	185	13.50%
Months Supply of Inventory	2.71	2.98	10.15%



■ Closed (20.28%)
■ Pending (21.41%)
■ Other OffMarket (6.20%)
■ Active (52.11%)

Absorption: Last 12 months, an Average of **62** Sales/Month
Active Inventory as of October 31, 2024 = **185**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2024 rose **13.50%** to 185 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **2.98** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **33.41%** in October 2024 to \$313,399 versus the previous year at \$234,909.

Average Days on Market Lengthens

The average number of **42.83** days that homes spent on the market before selling increased by 19.80 days or **85.93%** in October 2024 compared to last year's same month at **23.04** DOM.

Sales Success for October 2024 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 90 New Listings in October 2024, up **12.50%** from last year at 80. Furthermore, there were 72 Closed Listings this month versus last year at 54, a **33.33%** increase.

Closed versus Listed trends yielded a **80.0%** ratio, up from previous year's, October 2023, at **67.5%**, a **18.52%** upswing. This will certainly create pressure on an increasing Month's 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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



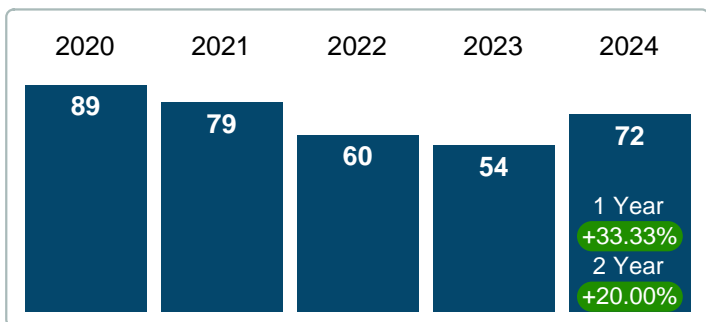
Area Delimited by County Of Creek - Residential Property Type



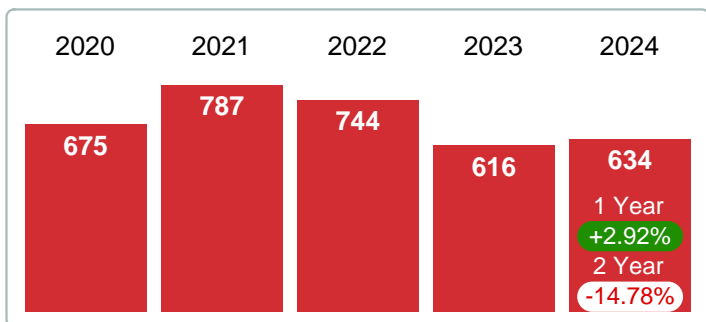
CLOSED LISTINGS

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

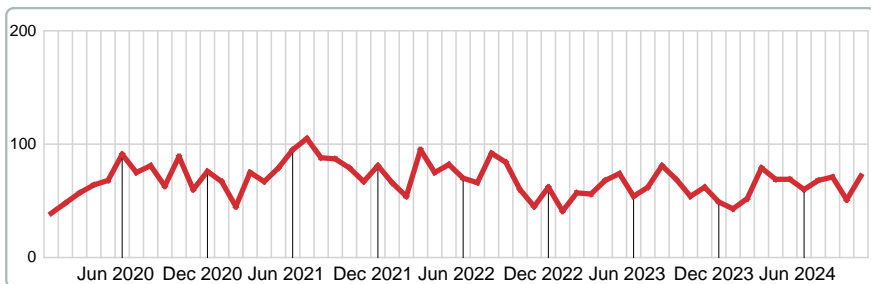
OCTOBER



YEAR TO DATE (YTD)

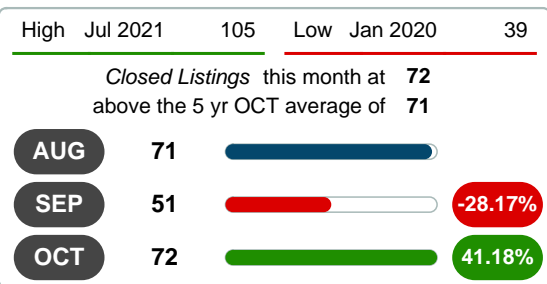


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 71



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	9.72%	33.0	3	1	3	0
\$125,001 - \$150,000	8	11.11%	42.6	2	6	0	0
\$150,001 - \$200,000	10	13.89%	38.6	3	7	0	0
\$200,001 - \$250,000	15	20.83%	47.3	0	12	2	1
\$250,001 - \$350,000	15	20.83%	53.7	0	12	2	1
\$350,001 - \$450,000	7	9.72%	31.4	0	4	3	0
\$450,001 and up	10	13.89%	39.2	0	6	1	3
Total Closed Units	72			8	48	11	5
Total Closed Volume	22,564,712	100%	42.8	1.05M	15.14M	3.15M	3.22M
Average Closed Price	\$313,399			\$131,113	\$315,495	\$286,652	\$643,780

October 2024



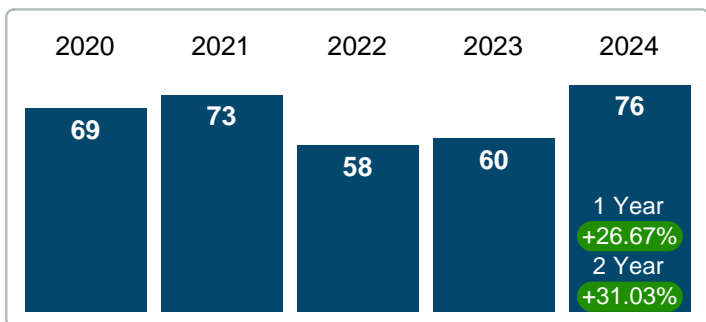
Area Delimited by County Of Creek - Residential Property Type



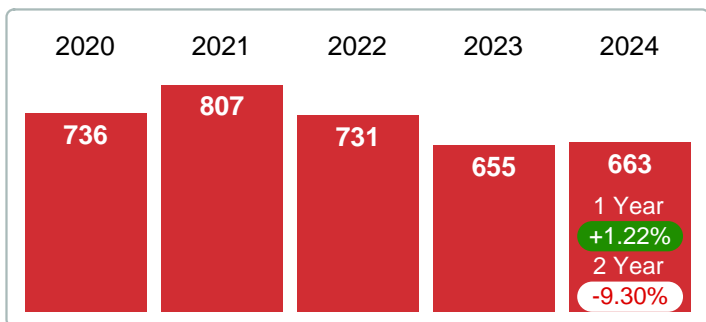
PENDING LISTINGS

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

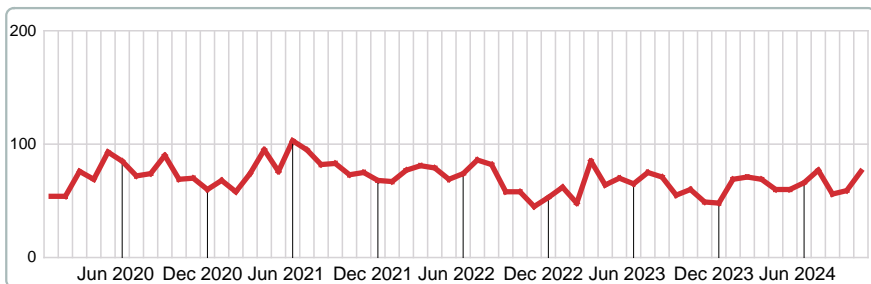
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

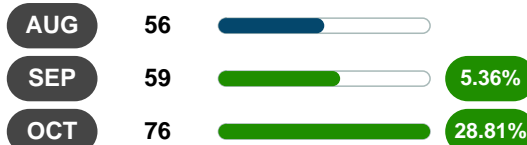


3 MONTHS

5 year OCT AVG = 67

High Jun 2021 103 Low Nov 2022 45

Pending Listings this month at **76**
above the 5 yr OCT average of **67**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	9.21%	42.0	4	3	0	0
\$75,001 - \$150,000	9	11.84%	33.2	3	3	3	0
\$150,001 - \$175,000	9	11.84%	23.6	0	7	2	0
\$175,001 - \$225,000	12	15.79%	46.3	0	11	1	0
\$225,001 - \$300,000	21	27.63%	36.9	0	14	5	2
\$300,001 - \$450,000	10	13.16%	47.6	0	6	2	2
\$450,001 and up	8	10.53%	41.5	1	3	3	1
Total Pending Units	76			8	47	16	5
Total Pending Volume	20,726,238	100%	58.1	1.14M	13.17M	4.43M	1.98M
Average Listing Price	\$445,433			\$143,050	\$280,135	\$277,155	\$396,200

October 2024



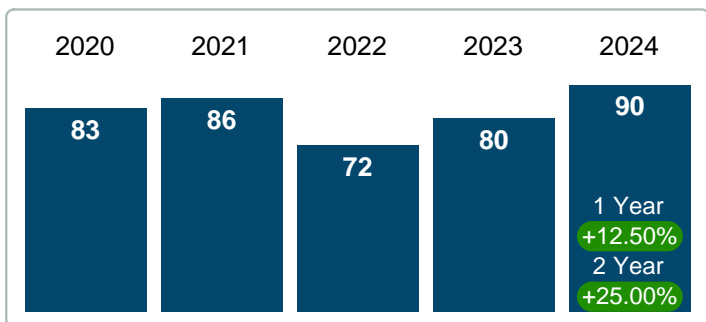
Area Delimited by County Of Creek - Residential Property Type



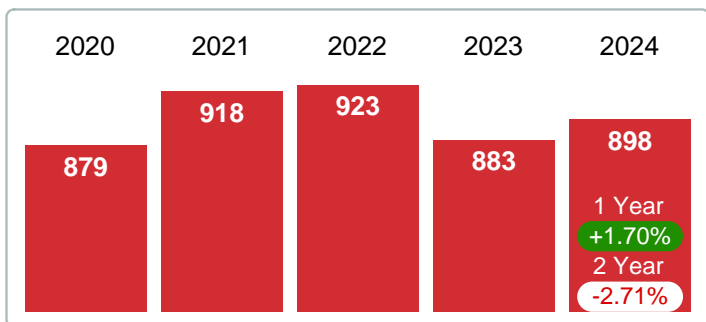
NEW LISTINGS

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

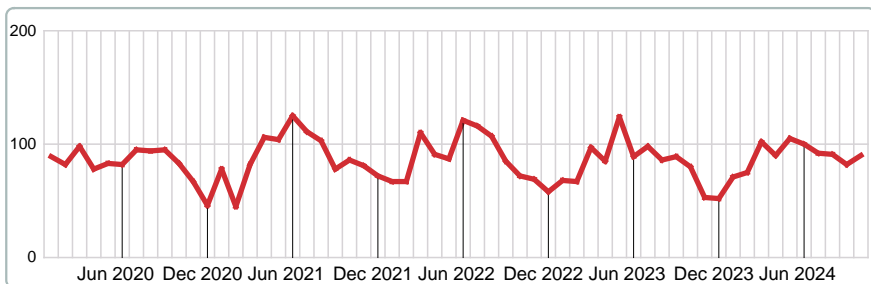
OCTOBER



YEAR TO DATE (YTD)

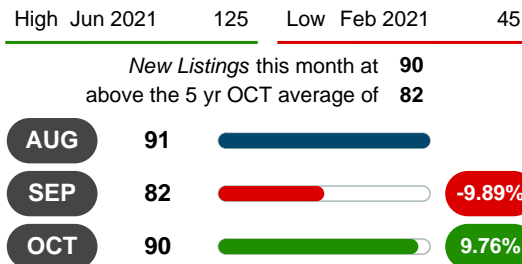


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 82



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	8.89%	3	4	1	0
\$100,001 - \$150,000	6	6.67%	2	4	0	0
\$150,001 - \$175,000	11	12.22%	1	7	2	1
\$175,001 - \$275,000	30	33.33%	3	17	8	2
\$275,001 - \$375,000	15	16.67%	0	13	2	0
\$375,001 - \$500,000	10	11.11%	1	5	4	0
\$500,001 and up	10	11.11%	0	3	6	1
Total New Listed Units	90		10	53	23	4
Total New Listed Volume	25,093,489	100%	1.65M	13.89M	8.25M	1.29M
Average New Listed Listing Price	\$319,725		\$165,140	\$262,142	\$358,895	\$323,498

October 2024



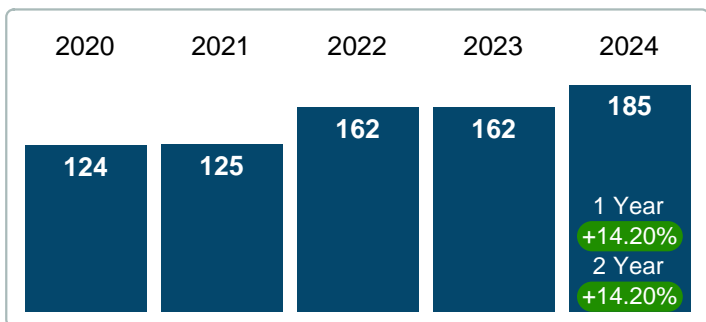
Area Delimited by County Of Creek - Residential Property Type



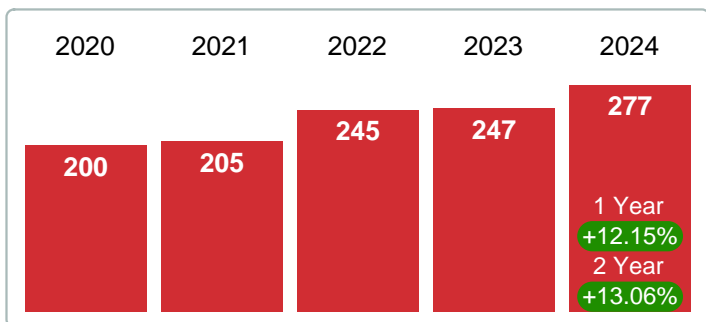
ACTIVE INVENTORY

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

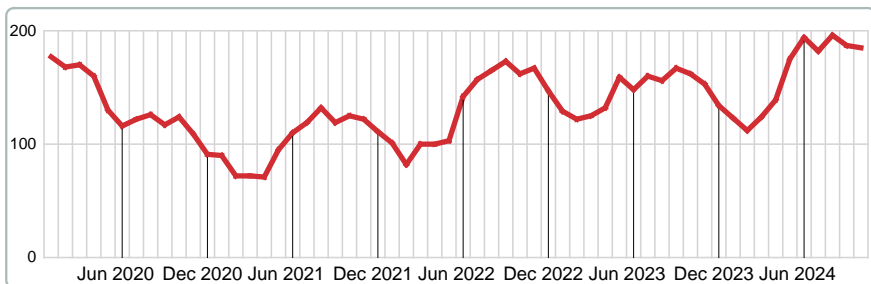
END OF OCTOBER



ACTIVE DURING OCTOBER

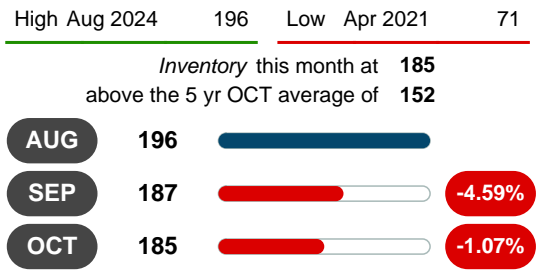


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 152



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	15	8.11%	56.3	10	4	1	0
\$100,001 - \$150,000	20	10.81%	80.2	7	12	0	1
\$150,001 - \$200,000	35	18.92%	78.4	8	21	5	1
\$200,001 - \$300,000	45	24.32%	58.4	1	30	12	2
\$300,001 - \$425,000	27	14.59%	59.4	1	19	5	2
\$425,001 - \$625,000	23	12.43%	55.1	1	7	12	3
\$625,001 and up	20	10.81%	110.0	1	5	7	7
Total Active Inventory by Units	185			29	98	42	16
Total Active Inventory by Volume	64,209,091	100%	69.7	4.99M	29.36M	19.15M	10.70M
Average Active Inventory Listing Price	\$347,076			\$172,155	\$299,634	\$455,980	\$668,831

October 2024



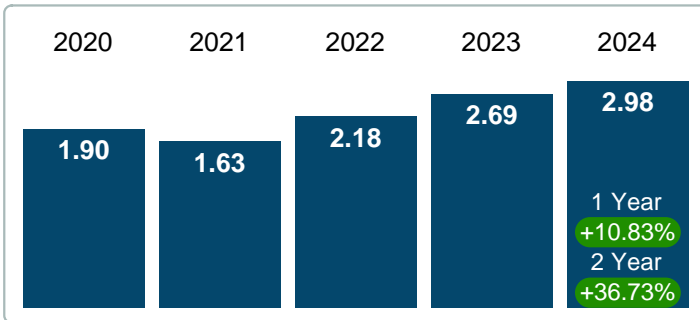
Area Delimited by County Of Creek - Residential Property Type



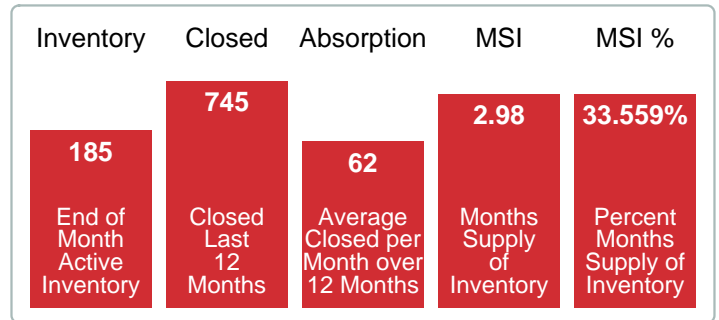
MONTHS SUPPLY of INVENTORY (MSI)

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

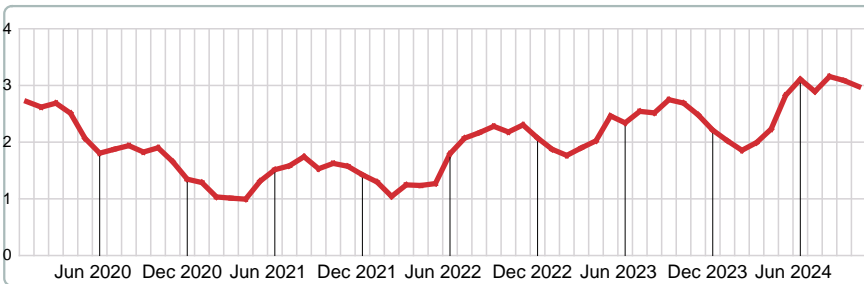
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2024

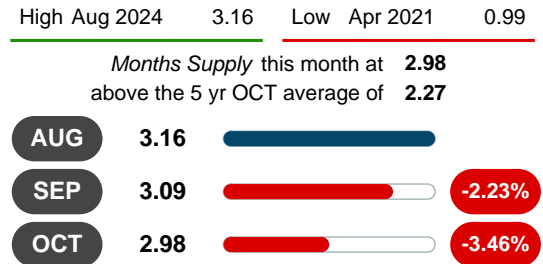


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 2.27



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	15	8.11%	2.40	2.93	1.71	2.40	0.00
\$100,001 - \$150,000	20	10.81%	1.94	2.15	1.95	0.00	12.00
\$150,001 - \$200,000	35	18.92%	3.13	5.05	2.45	6.00	6.00
\$200,001 - \$300,000	45	24.32%	2.24	0.86	2.18	2.77	2.40
\$300,001 - \$425,000	27	14.59%	3.81	2.40	5.18	1.94	4.80
\$425,001 - \$625,000	23	12.43%	5.41	12.00	4.00	6.26	6.00
\$625,001 and up	20	10.81%	6.86	12.00	6.67	5.60	8.40
Market Supply of Inventory (MSI)			2.98	2.90	2.65	3.45	5.49
Total Active Inventory by Units		100%	2.98	29	98	42	16

October 2024



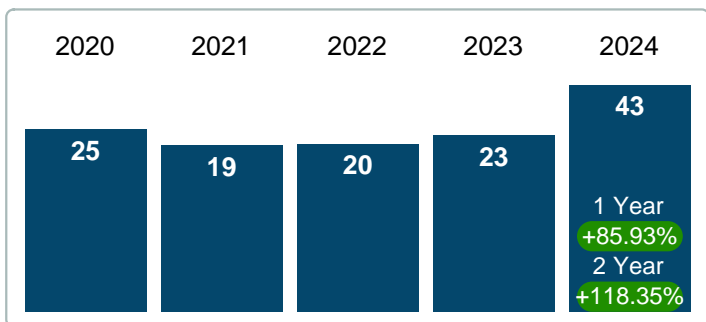
Area Delimited by County Of Creek - Residential Property Type



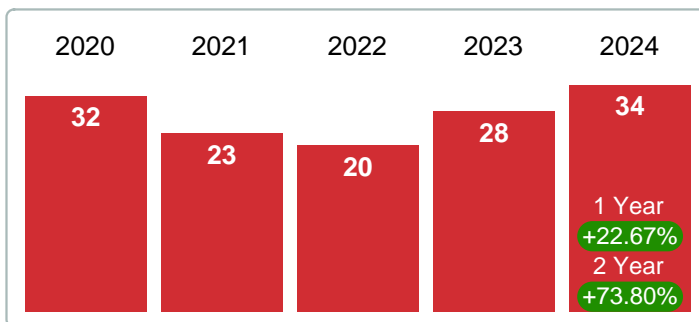
AVERAGE DAYS ON MARKET TO SALE

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

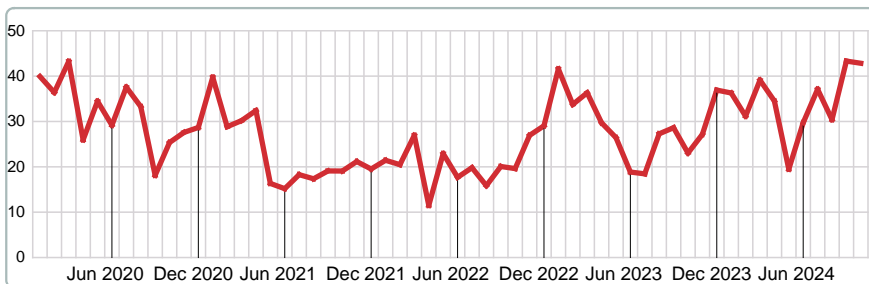
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 26

High Sep 2024 43 | Low Apr 2022 11

Average Days on Market to Sale this month at 43 above the 5 yr OCT average of 26

- AUG** 30 (Progress bar)
- SEP** 43 (42.44%)
- OCT** 43 (-1.11%)

AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9.72%	33	30	1	47	0
\$125,001 - \$150,000	11.11%	43	62	36	0	0
\$150,001 - \$200,000	13.89%	39	19	47	0	0
\$200,001 - \$250,000	20.83%	47	0	45	49	69
\$250,001 - \$350,000	20.83%	54	0	49	109	1
\$350,001 - \$450,000	9.72%	31	0	22	45	0
\$450,001 and up	13.89%	39	0	37	101	23
Average Closed DOM		43	34	41	63	28
Total Closed Units	100%	43	8	48	11	5
Total Closed Volume		22,564,712	1.05M	15.14M	3.15M	3.22M

October 2024



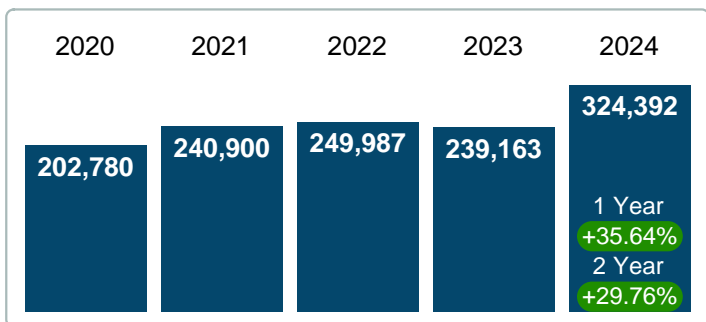
Area Delimited by County Of Creek - Residential Property Type



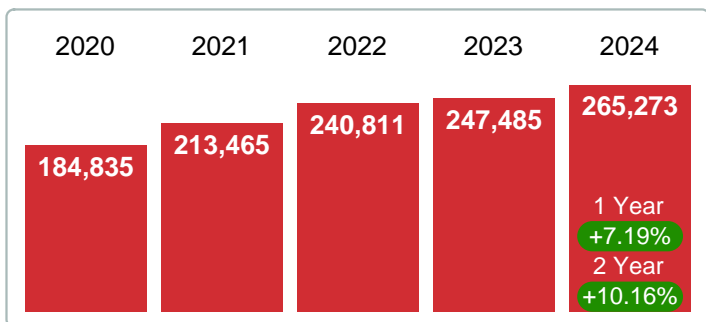
AVERAGE LIST PRICE AT CLOSING

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

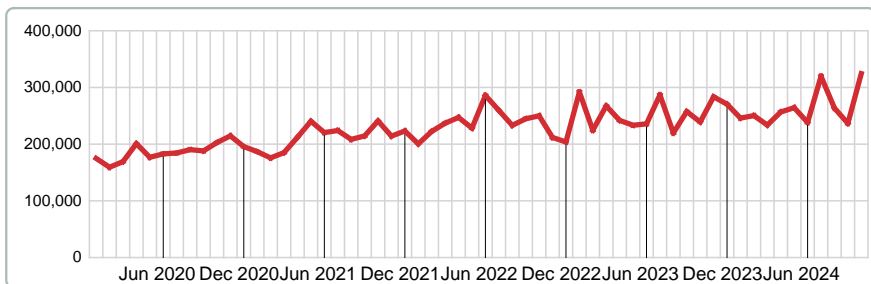
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 251,444

High Oct 2024 324,392 Low Feb 2020 159,271

Average List Price at Closing this month at **324,392** above the 5 yr OCT average of **251,444**

- AUG** 263,593
- SEP** 236,648 -10.22%
- OCT** 324,392 37.08%

AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$125,000 and less	6	8.33%	103,696	108,300	110,000	105,758	0
\$125,001 - \$150,000	7	9.72%	138,986	150,000	143,650	0	0
\$150,001 - \$200,000	12	16.67%	176,800	161,633	190,386	0	0
\$200,001 - \$250,000	14	19.44%	231,248	0	231,574	229,538	255,000
\$250,001 - \$350,000	16	22.22%	287,888	0	290,892	292,500	260,000
\$350,001 - \$450,000	8	11.11%	396,938	0	386,000	393,833	0
\$450,001 and up	9	12.50%	957,822	0	954,583	625,000	905,967
Average List Price			324,392	138,725	330,119	287,986	646,580
Total Closed Units			72	8	48	11	5
Total Closed Volume			23,356,240	1.11M	15.85M	3.17M	3.23M

October 2024



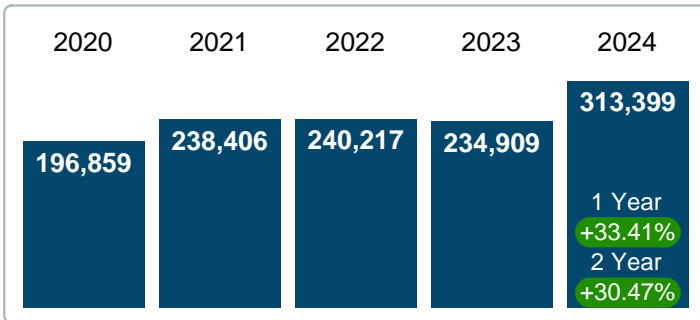
Area Delimited by County Of Creek - Residential Property Type



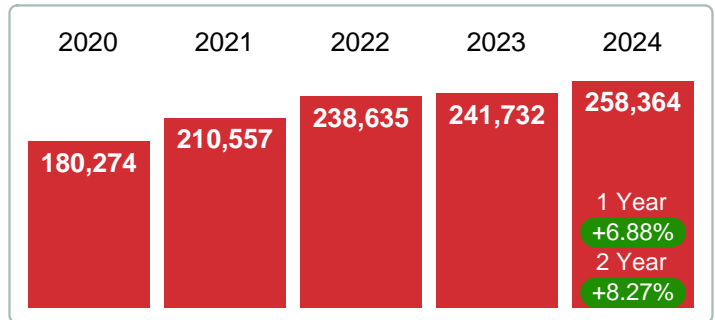
AVERAGE SOLD PRICE AT CLOSING

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

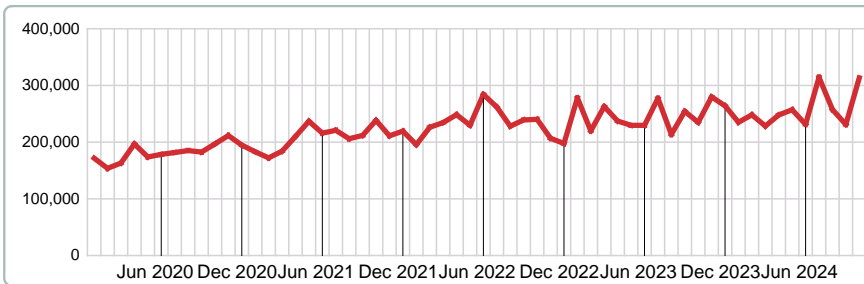
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

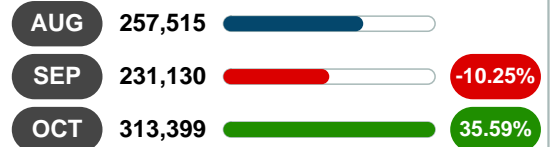


3 MONTHS

5 year OCT AVG = 244,758

High Jul 2024 314,368 Low Feb 2020 153,766

Average Sold Price at Closing this month at **313,399** above the 5 yr OCT average of **244,758**



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9.72%	99,414	95,967	110,000	99,333	0
\$125,001 - \$150,000	11.11%	141,125	140,000	141,500	0	0
\$150,001 - \$200,000	13.89%	176,240	160,333	183,057	0	0
\$200,001 - \$250,000	20.83%	228,344	0	226,832	226,588	250,000
\$250,001 - \$350,000	20.83%	283,460	0	284,075	291,500	260,000
\$350,001 - \$450,000	9.72%	385,636	0	376,363	398,000	0
\$450,001 and up	13.89%	860,090	0	877,833	625,000	902,967
Average Sold Price		313,399	131,113	315,495	286,652	643,780
Total Closed Units	100%	313,399	8	48	11	5
Total Closed Volume		22,564,712	1.05M	15.14M	3.15M	3.22M

October 2024



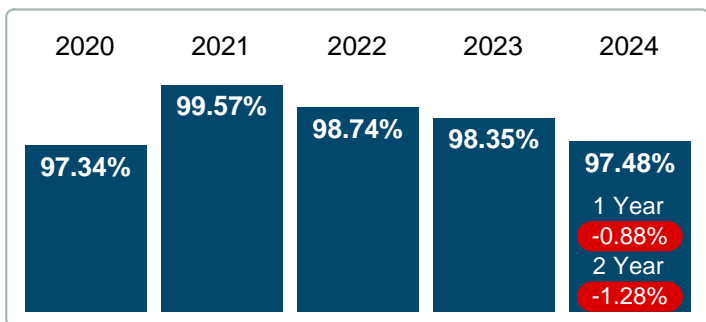
Area Delimited by County Of Creek - Residential Property Type



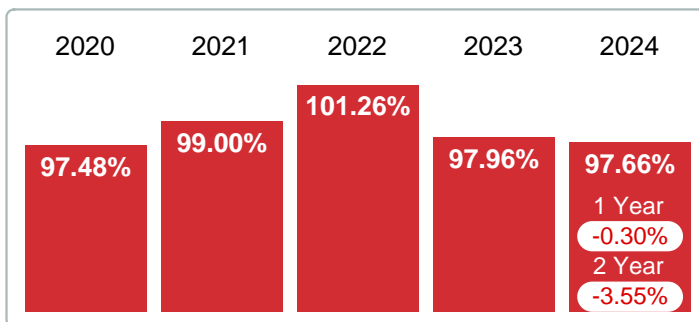
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

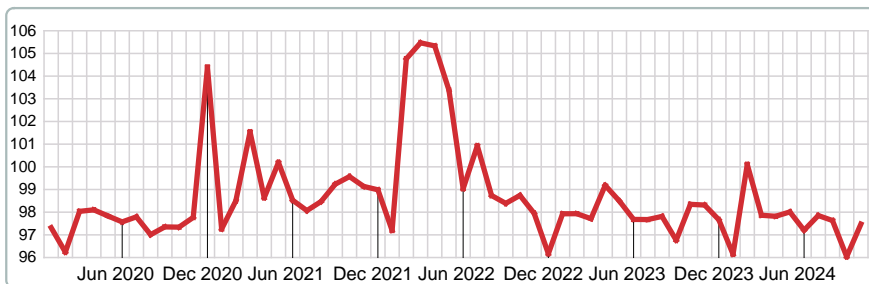
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

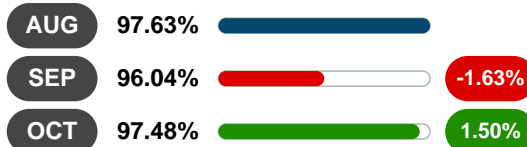


3 MONTHS

5 year OCT AVG = 98.29%

High Mar 2022 105.47% Low Sep 2024 96.04%

Average Sold/List Ratio this month at **97.48%**
below the 5 yr OCT average of **98.29%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$125,000 and less	7	9.72%	92.40%	88.20%	100.00%	94.07%	0.00%	
\$125,001 - \$150,000	8	11.11%	97.39%	93.94%	98.54%	0.00%	0.00%	
\$150,001 - \$200,000	10	13.89%	97.22%	99.27%	96.34%	0.00%	0.00%	
\$200,001 - \$250,000	15	20.83%	98.15%	0.00%	98.07%	98.74%	98.04%	
\$250,001 - \$350,000	15	20.83%	98.29%	0.00%	97.91%	99.68%	100.00%	
\$350,001 - \$450,000	7	9.72%	99.08%	0.00%	97.62%	101.04%	0.00%	
\$450,001 and up	10	13.89%	97.99%	0.00%	96.85%	100.00%	99.61%	
Average Sold/List Ratio		97.50%		93.78%	97.69%	98.38%	99.38%	
Total Closed Units		72	100%	97.50%	8	48	11	5
Total Closed Volume		22,564,712			1.05M	15.14M	3.15M	3.22M

October 2024



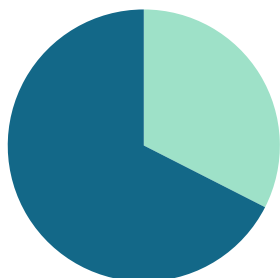
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

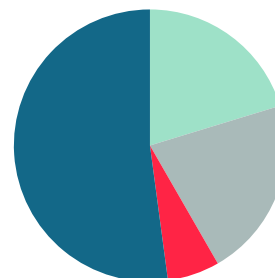


Inventory
 New Listings
90 = 32.49%
 Start Inventory
187
 Total Inventory Units
277
 Volume
\$91,182,618

Market Activity

Closed Sales
72 = 20.28%
 Pending Sales
76 = 21.41%
 Other Off Market
22 = 6.20%
 Active Inventory
185 = 52.11%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	54	72	33.33%	616	634	2.92%
Pending Sales	60	76	26.67%	655	663	1.22%
New Listings	80	90	12.50%	883	898	1.70%
Average List Price	239,163	324,392	35.64%	247,485	265,273	7.19%
Average Sale Price	234,909	313,399	33.41%	241,732	258,364	6.88%
Average Percent of Selling Price to List Price	98.35%	97.48%	-0.88%	97.96%	97.66%	-0.30%
Average Days on Market to Sale	23.04	42.83	85.93%	27.97	34.31	22.67%
Monthly Inventory	163	185	13.50%	163	185	13.50%
Months Supply of Inventory	2.71	2.98	10.15%	2.71	2.98	10.15%

Absorption: Last 12 months, an Average of **62** Sales/Month

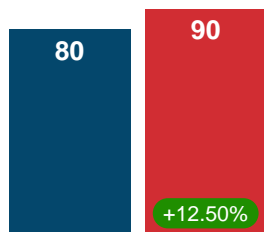
Inventory on October 31, 2024 = **185**

2023 **2024**

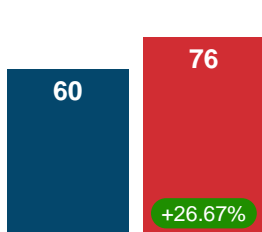
OCTOBER MARKET

AVERAGE PRICES

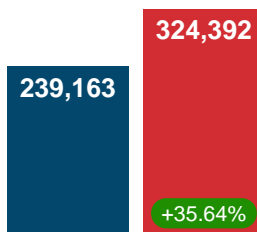
New Listings



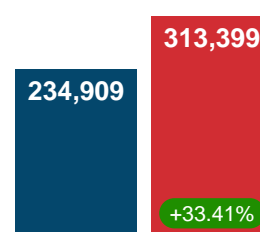
Pending Listings



List Price



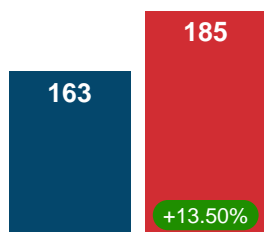
Sale Price



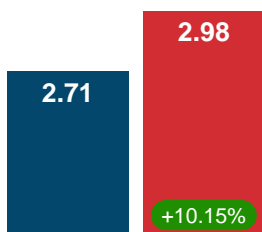
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

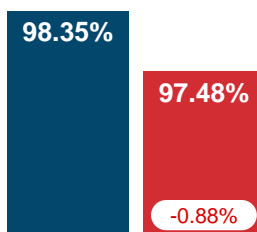
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

