

October 2024



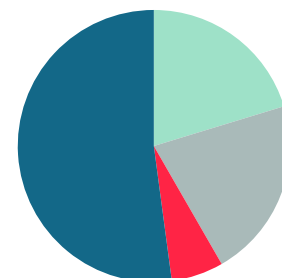
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	219,000	243,445	11.16%
Median Sale Price	210,000	242,450	15.45%
Median Percent of Selling Price to List Price	99.50%	99.10%	-0.40%
Median Days on Market to Sale	9.00	30.00	233.33%
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.

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 **15.45%** in October 2024 to \$242,450 versus the previous year at \$210,000.

Median Days on Market Lengthens

The median number of **30.00** days that homes spent on the market before selling increased by 21.00 days or **233.33%** in October 2024 compared to last year's same month at **9.00** DOM.

Sales Success for October 2024 is Positive

Overall, with Median 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.

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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®

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

October 2024



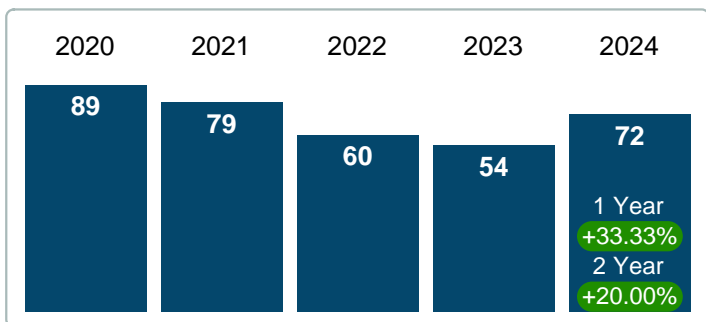
Area Delimited by County Of Creek - Residential Property Type



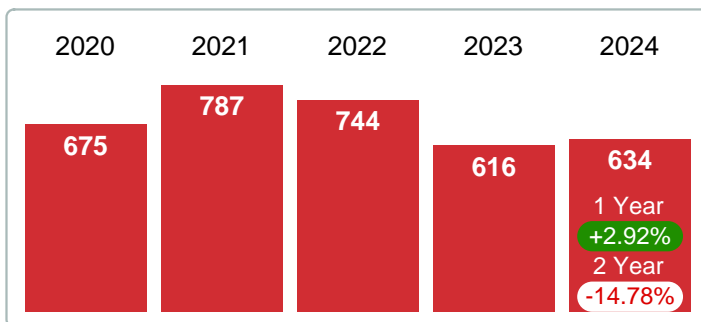
CLOSED LISTINGS

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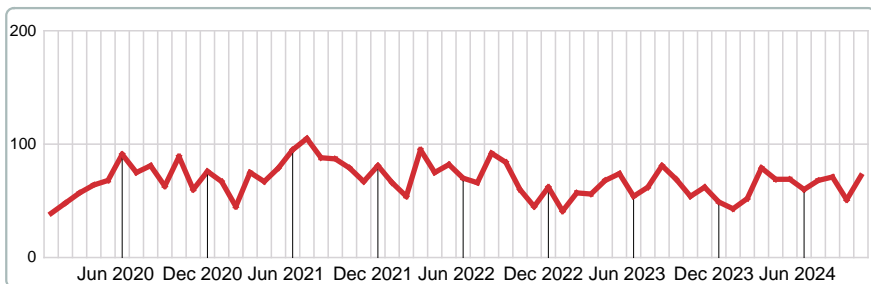
OCTOBER



YEAR TO DATE (YTD)

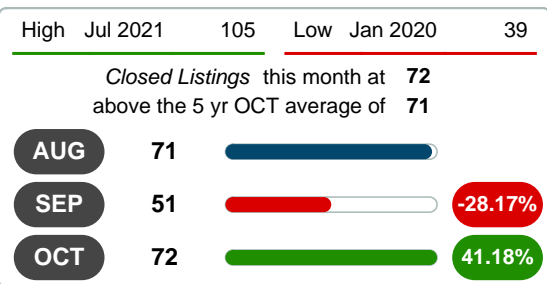


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 71



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	7	9.72%	9.0	3	1	3	0
\$125,001 - \$150,000	8	11.11%	33.0	2	6	0	0
\$150,001 - \$200,000	10	13.89%	23.5	3	7	0	0
\$200,001 - \$250,000	15	20.83%	42.0	0	12	2	1
\$250,001 - \$350,000	15	20.83%	42.0	0	12	2	1
\$350,001 - \$450,000	7	9.72%	5.0	0	4	3	0
\$450,001 and up	10	13.89%	11.5	0	6	1	3
Total Closed Units	72			8	48	11	5
Total Closed Volume	22,564,712	100%	30.0	1.05M	15.14M	3.15M	3.22M
Median Closed Price	\$242,450			\$140,000	\$244,900	\$275,000	\$468,900

October 2024



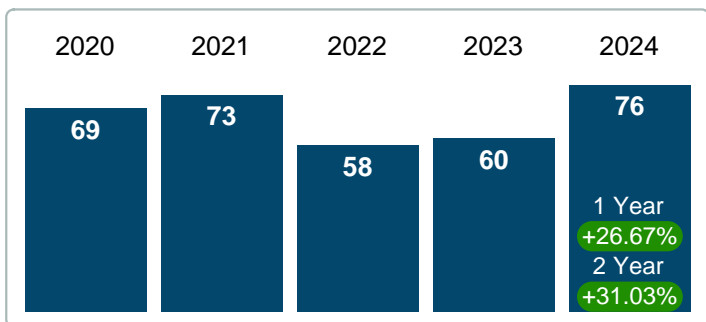
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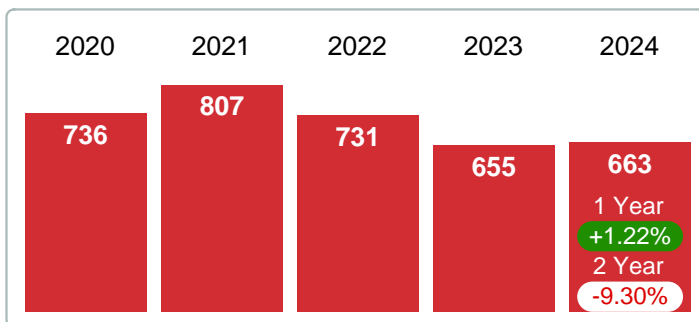
PENDING LISTINGS

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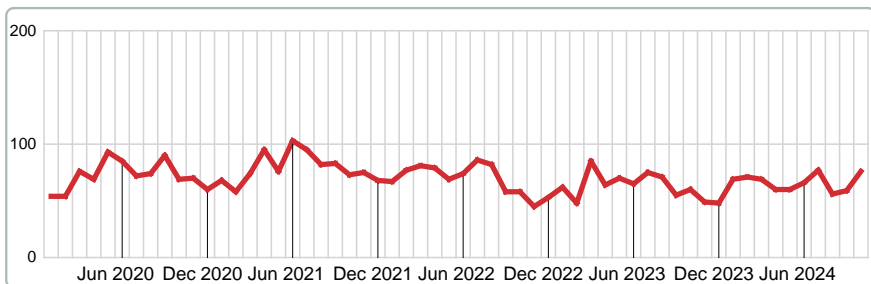
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

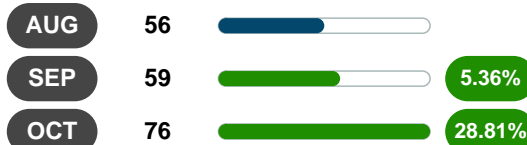


3 MONTHS

5 year OCT AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	9.21%	39.0	4	3	0	0
\$75,001 - \$150,000	9	11.84%	9.0	3	3	3	0
\$150,001 - \$175,000	9	11.84%	6.0	0	7	2	0
\$175,001 - \$225,000	12	15.79%	26.5	0	11	1	0
\$225,001 - \$300,000	21	27.63%	13.0	0	14	5	2
\$300,001 - \$450,000	10	13.16%	34.0	0	6	2	2
\$450,001 and up	8	10.53%	20.0	1	3	3	1
Total Pending Units	76			8	47	16	5
Total Pending Volume	20,726,238	100%	17.0	1.14M	13.17M	4.43M	1.98M
Median Listing Price	\$229,450			\$78,750	\$225,000	\$246,250	\$312,000

October 2024



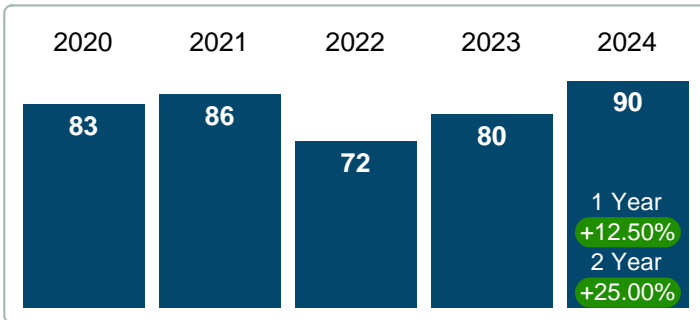
Area Delimited by County Of Creek - Residential Property Type



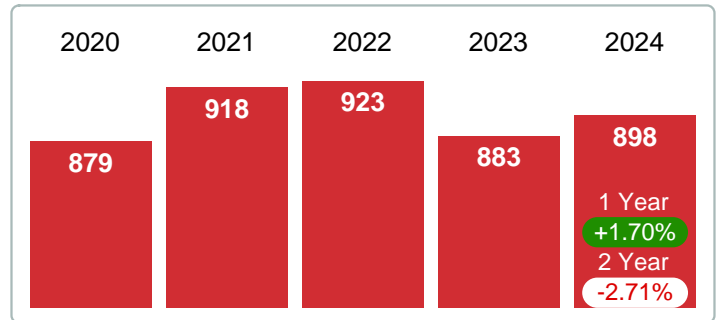
NEW LISTINGS

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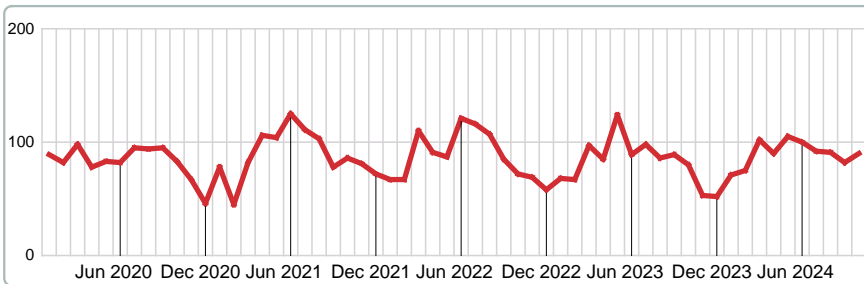
OCTOBER



YEAR TO DATE (YTD)

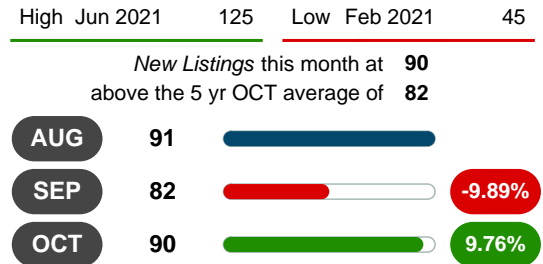


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 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
Median New Listed Listing Price	\$237,450		\$149,500	\$230,000	\$298,500	\$242,500

October 2024



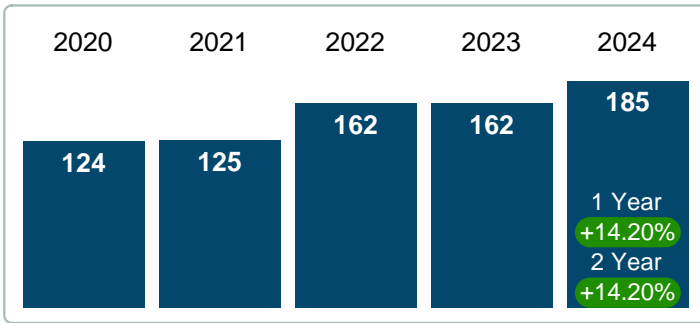
Area Delimited by County Of Creek - Residential Property Type



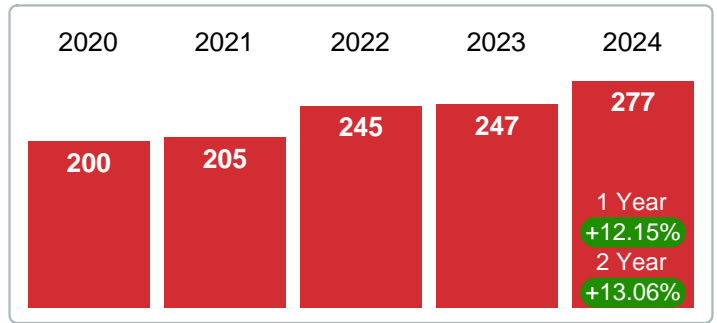
ACTIVE INVENTORY

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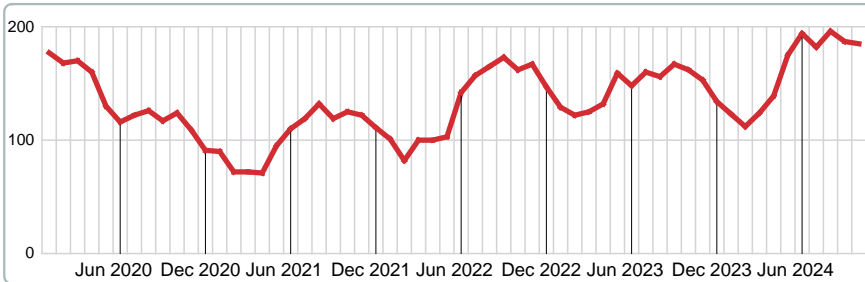
END OF OCTOBER



ACTIVE DURING OCTOBER

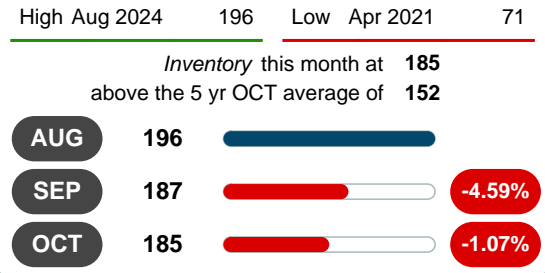


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 152



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	15	8.11%	57.0	10	4	1	0
\$100,001 - \$150,000	20	10.81%	73.0	7	12	0	1
\$150,001 - \$200,000	35	18.92%	43.0	8	21	5	1
\$200,001 - \$300,000	45	24.32%	46.0	1	30	12	2
\$300,001 - \$425,000	27	14.59%	36.0	1	19	5	2
\$425,001 - \$625,000	23	12.43%	35.0	1	7	12	3
\$625,001 and up	20	10.81%	103.0	1	5	7	7
Total Active Inventory by Units	185			29	98	42	16
Total Active Inventory by Volume	64,209,091	100%	50.0	4.99M	29.36M	19.15M	10.70M
Median Active Inventory Listing Price	\$245,000			\$130,000	\$241,950	\$387,400	\$552,000

October 2024



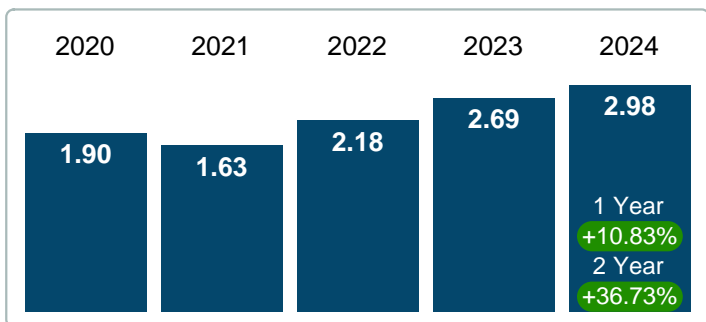
Area Delimited by County Of Creek - Residential Property Type



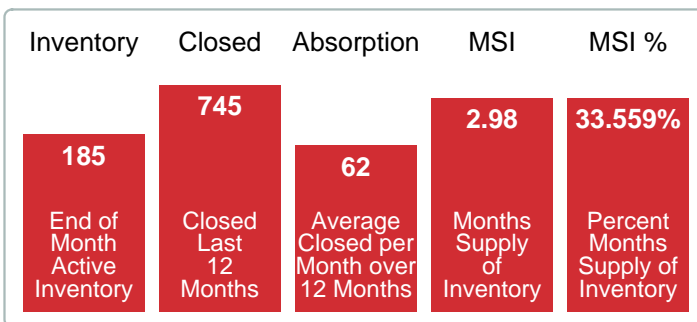
MONTHS SUPPLY of INVENTORY (MSI)

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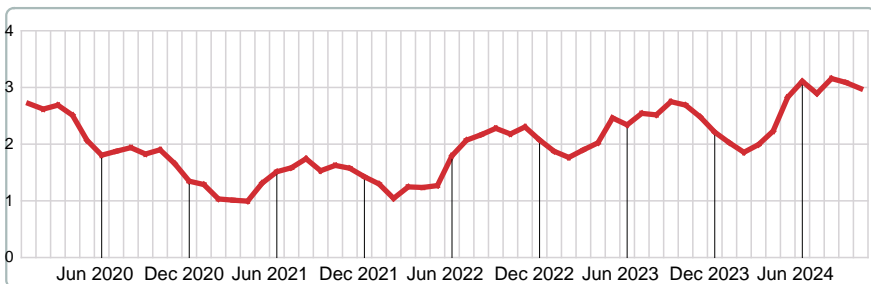
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2024

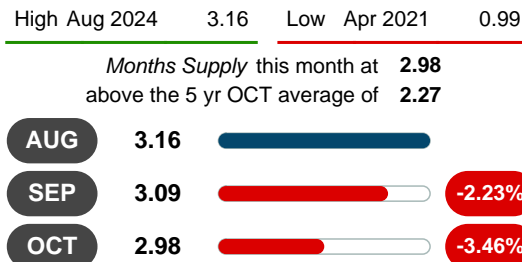


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 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



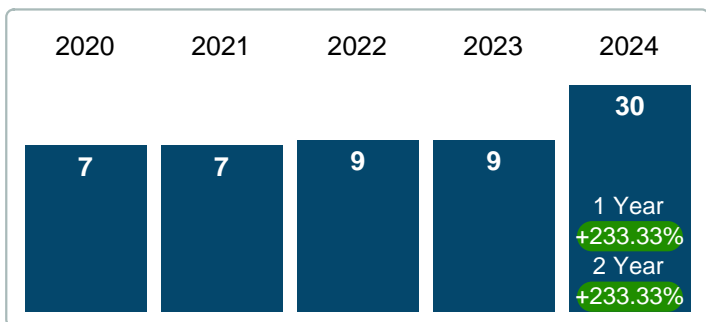
Area Delimited by County Of Creek - Residential Property Type



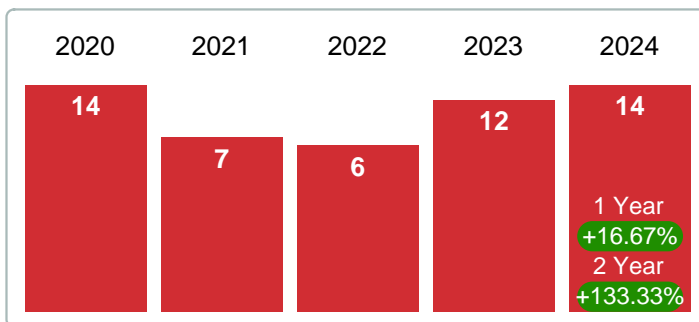
MEDIAN DAYS ON MARKET TO SALE

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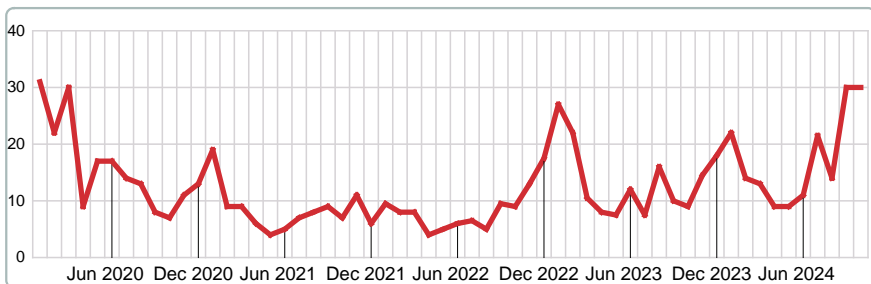
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

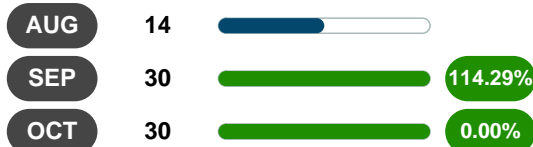


3 MONTHS

5 year OCT AVG = 12

High Jan 2020 31 Low Apr 2022 4

Median Days on Market to Sale this month at 30 above the 5 yr OCT average of 12



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	9.72%	9	37	1	9	0
\$125,001 - \$150,000	11.11%	33	62	33	0	0
\$150,001 - \$200,000	13.89%	24	22	25	0	0
\$200,001 - \$250,000	20.83%	42	0	28	49	69
\$250,001 - \$350,000	20.83%	42	0	46	109	1
\$350,001 - \$450,000	9.72%	5	0	12	5	0
\$450,001 and up	13.89%	12	0	10	101	8
Median Closed DOM		30	27	30	42	8
Total Closed Units	100%	72	8	48	11	5
Total Closed Volume		22,564,712	1.05M	15.14M	3.15M	3.22M

October 2024



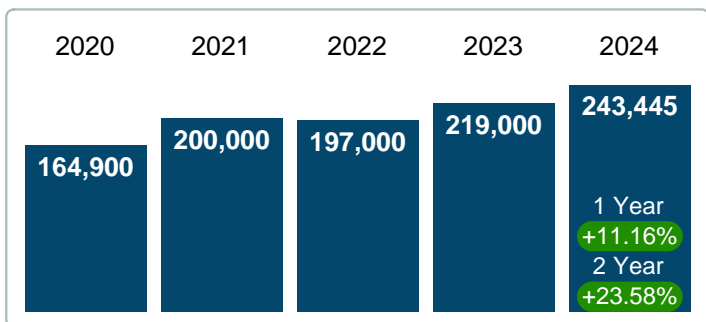
Area Delimited by County Of Creek - Residential Property Type



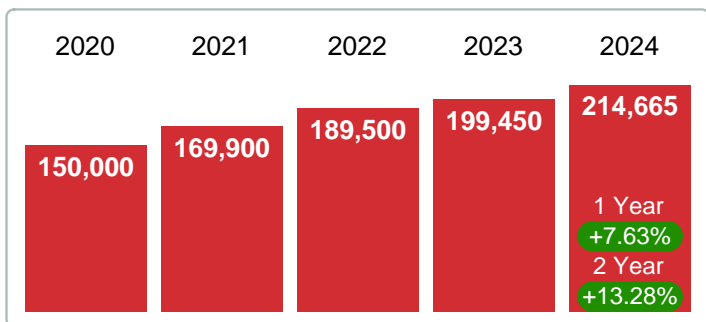
MEDIAN LIST PRICE AT CLOSING

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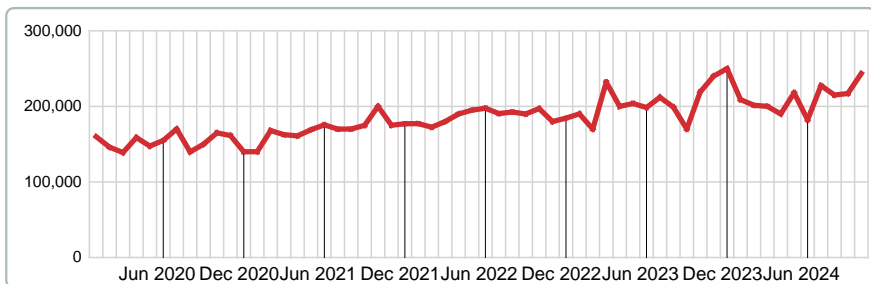
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 204,869

High Dec 2023 249,900 Low Mar 2020 138,900

Median List Price at Closing this month at **243,445**
above the 5 yr OCT average of **204,869**

- AUG** 215,000
- SEP** 217,000 0.93%
- OCT** 243,445 12.19%

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	6	8.33%	104,950	97,450	110,000	99,900	0
\$125,001 - \$150,000	7	9.72%	139,000	132,500	139,900	0	0
\$150,001 - \$200,000	12	16.67%	171,950	162,500	187,400	0	0
\$200,001 - \$250,000	14	19.44%	229,900	0	229,900	229,538	0
\$250,001 - \$350,000	16	22.22%	287,500	0	294,500	292,500	257,500
\$350,001 - \$450,000	8	11.11%	392,500	0	385,000	400,000	0
\$450,001 and up	9	12.50%	625,000	0	600,000	625,000	779,000
Median List Price			243,445	145,000	244,900	275,000	468,900
Total Closed Units		100%	243,445	8	48	11	5
Total Closed Volume			23,356,240	1.11M	15.85M	3.17M	3.23M

October 2024



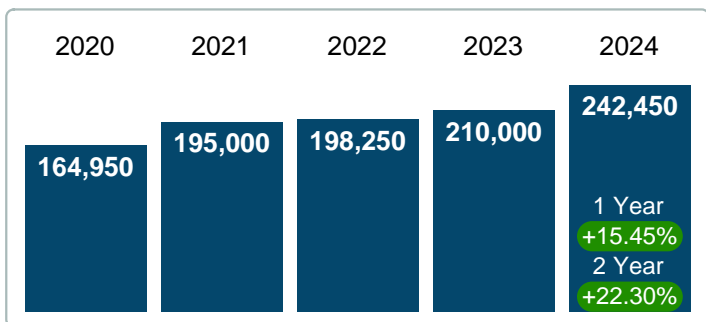
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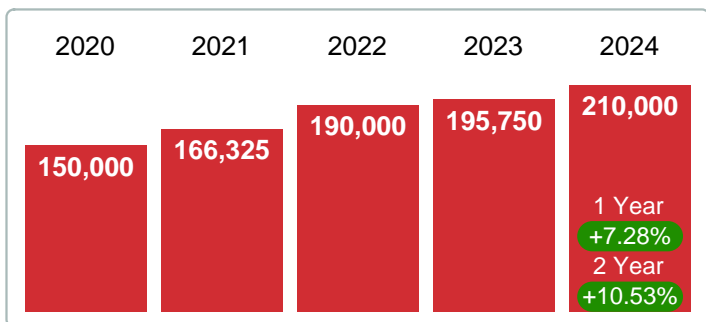
MEDIAN SOLD PRICE AT CLOSING

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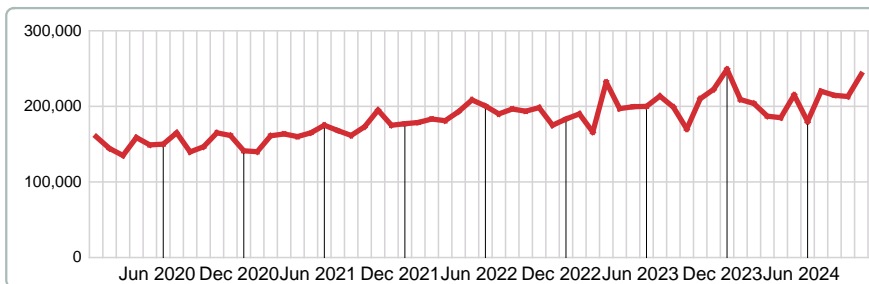
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 202,130

High Dec 2023 249,000 Low Mar 2020 135,000

Median Sold Price at Closing this month at **242,450**
above the 5 yr OCT average of **202,130**

- AUG** 214,600
- SEP** 213,000 -0.75%
- OCT** 242,450 13.83%

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	9.72%	107,000	107,000	110,000	97,000	0
\$125,001 - \$150,000	11.11%	142,000	140,000	142,000	0	0
\$150,001 - \$200,000	13.89%	174,950	160,000	187,500	0	0
\$200,001 - \$250,000	20.83%	225,000	0	224,500	226,588	250,000
\$250,001 - \$350,000	20.83%	280,000	0	282,500	291,500	260,000
\$350,001 - \$450,000	9.72%	380,450	0	375,225	410,000	0
\$450,001 and up	13.89%	612,500	0	557,500	625,000	770,000
Median Sold Price		242,450	140,000	244,900	275,000	468,900
Total Closed Units	100%	72	8	48	11	5
Total Closed Volume		22,564,712	1.05M	15.14M	3.15M	3.22M

October 2024



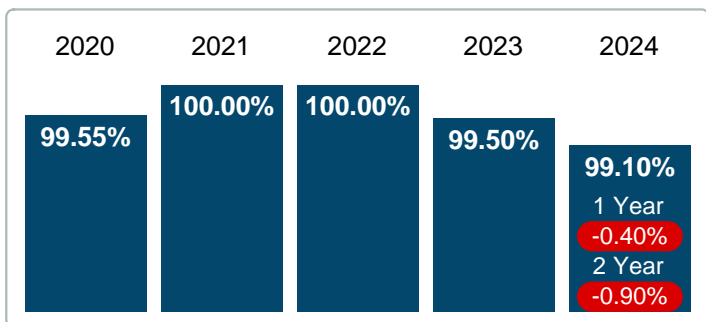
Area Delimited by County Of Creek - Residential Property Type



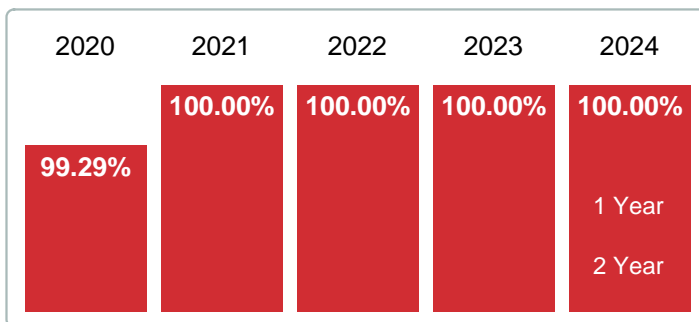
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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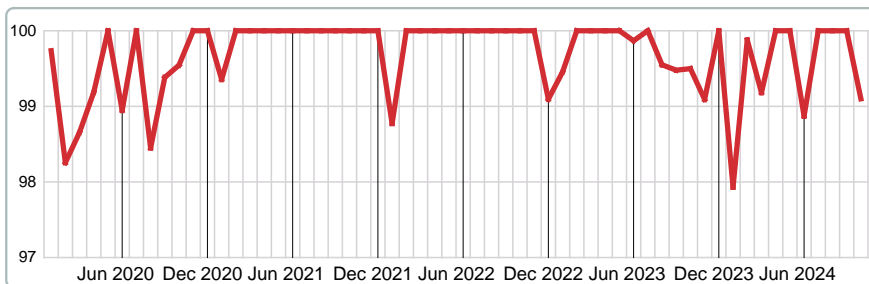
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

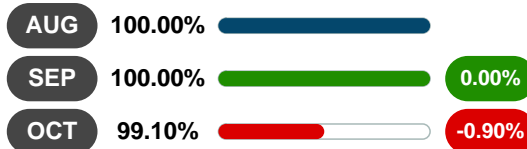


3 MONTHS

5 year OCT AVG = 99.63%

High Sep 2024 100.00% Low Jan 2024 97.93%

Median Sold/List Ratio this month at **99.10%**
below the 5 yr OCT average of **99.63%**



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	7	9.72%	93.45%	82.31%	100.00%	93.45%	0.00%	
\$125,001 - \$150,000	8	11.11%	98.70%	93.94%	98.70%	0.00%	0.00%	
\$150,001 - \$200,000	10	13.89%	97.41%	97.70%	97.12%	0.00%	0.00%	
\$200,001 - \$250,000	15	20.83%	100.00%	0.00%	100.00%	98.74%	98.04%	
\$250,001 - \$350,000	15	20.83%	99.35%	0.00%	98.39%	99.68%	100.00%	
\$350,001 - \$450,000	7	9.72%	100.00%	0.00%	98.05%	100.61%	0.00%	
\$450,001 and up	10	13.89%	100.00%	0.00%	98.13%	100.00%	100.00%	
Median Sold/List Ratio		99.10%		97.29%	98.39%	100.00%	100.00%	
Total Closed Units		72	100%	99.10%	8	48	11	5
Total Closed Volume		22,564,712			1.05M	15.14M	3.15M	3.22M

October 2024



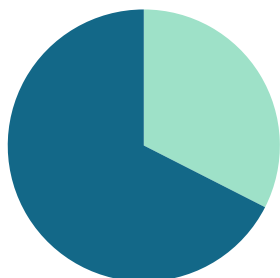
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

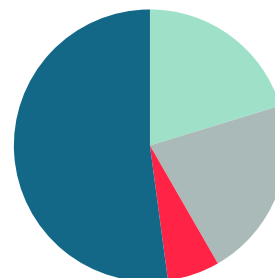


Inventory
 New Listings
90 = 32.49%
 Start Inventory
187
 Total Inventory Units
277
 Volume
\$91,182,618

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%
Median List Price	219,000	243,445	11.16%	199,450	214,665	7.63%
Median Sale Price	210,000	242,450	15.45%	195,750	210,000	7.28%
Median Percent of Selling Price to List Price	99.50%	99.10%	-0.40%	100.00%	100.00%	0.00%
Median Days on Market to Sale	9.00	30.00	233.33%	12.00	14.00	16.67%
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

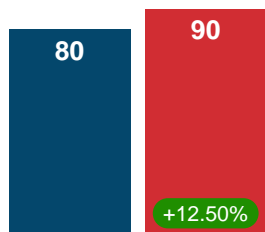
Inventory on October 31, 2024 = **185**

2023 **2024**

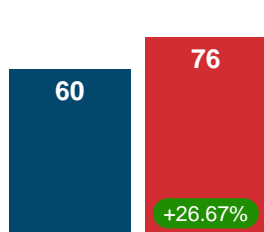
OCTOBER MARKET

MEDIAN PRICES

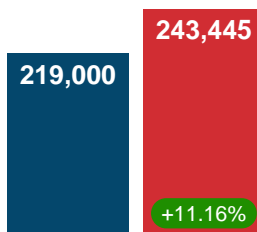
New Listings



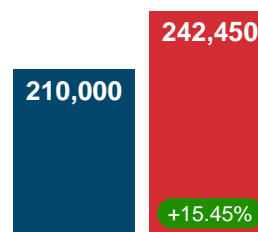
Pending Listings



List Price



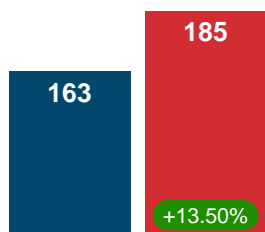
Sale Price



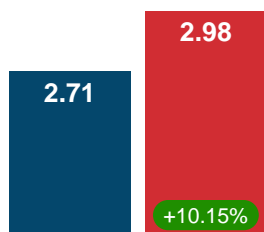
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

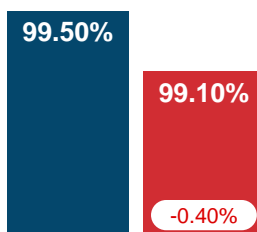
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

