

October 2024



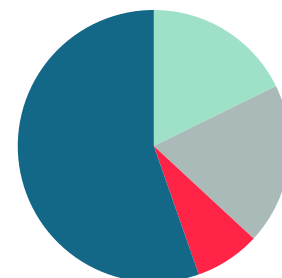
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	October 2024	+/-%
Closed Listings	1,015	1,090	7.39%
Pending Listings	975	1,178	20.82%
New Listings	1,382	1,608	16.35%
Average List Price	314,047	322,357	2.65%
Average Sale Price	306,338	314,867	2.78%
Average Percent of Selling Price to List Price	98.40%	98.34%	-0.07%
Average Days on Market to Sale	29.64	39.94	34.74%
End of Month Inventory	2,679	3,403	27.03%
Months Supply of Inventory	2.58	3.27	26.93%



- Closed (17.73%)
- Pending (19.16%)
- Other OffMarket (7.74%)
- Active (55.36%)

Absorption: Last 12 months, an Average of **1,041** Sales/Month
Active Inventory as of October 31, 2024 = **3,403**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2024 rose **27.03%** to 3,403 existing homes available for sale. Over the last 12 months this area has had an average of 1,041 closed sales per month. This represents an unsold inventory index of **3.27** 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 **2.78%** in October 2024 to \$314,867 versus the previous year at \$306,338.

Average Days on Market Lengthens

The average number of **39.94** days that homes spent on the market before selling increased by 10.30 days or **34.74%** in October 2024 compared to last year's same month at **29.64** 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 weak this month.

There were 1,608 New Listings in October 2024, up **16.35%** from last year at 1,382. Furthermore, there were 1,090 Closed Listings this month versus last year at 1,015, a **7.39%** increase.

Closed versus Listed trends yielded a **67.8%** ratio, down from previous year's, October 2023, at **73.4%**, a **7.70%** downswing. 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®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

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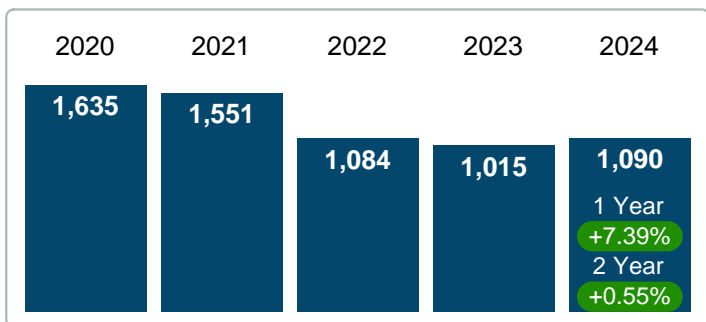
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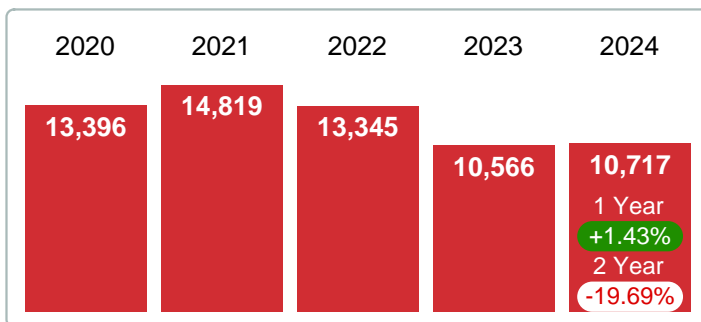
CLOSED LISTINGS

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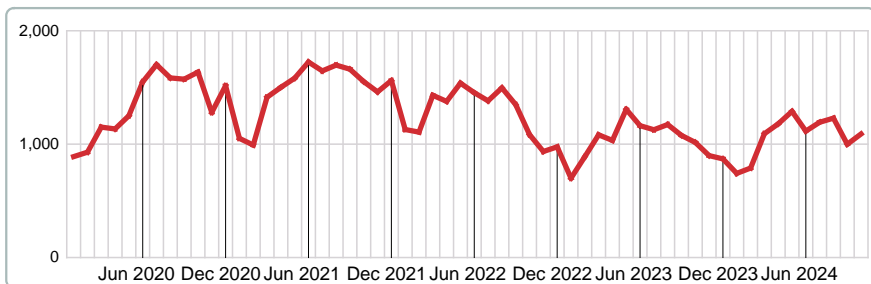
OCTOBER



YEAR TO DATE (YTD)

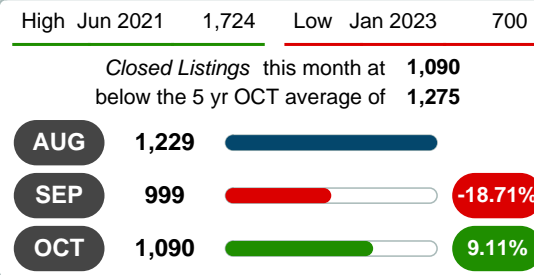


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 1,275



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	117	10.73%	34.0	61	47	8	1
\$125,001 - \$175,000	135	12.39%	31.4	32	86	16	1
\$175,001 - \$225,000	164	15.05%	30.9	20	124	20	0
\$225,001 - \$300,000	251	23.03%	38.5	13	169	62	7
\$300,001 - \$375,000	148	13.58%	43.8	4	81	56	7
\$375,001 - \$550,000	166	15.23%	50.8	4	63	81	18
\$550,001 and up	109	10.00%	52.2	1	22	61	25
Total Closed Units	1,090			135	592	304	59
Total Closed Volume	343,204,752	100%	39.9	21.23M	160.17M	126.89M	34.92M
Average Closed Price	\$314,867			\$157,229	\$270,562	\$417,396	\$591,829

October 2024



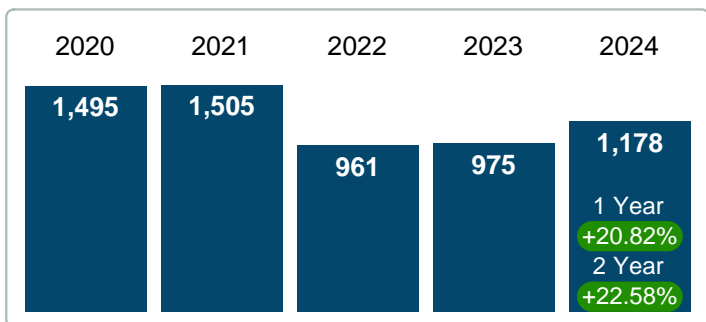
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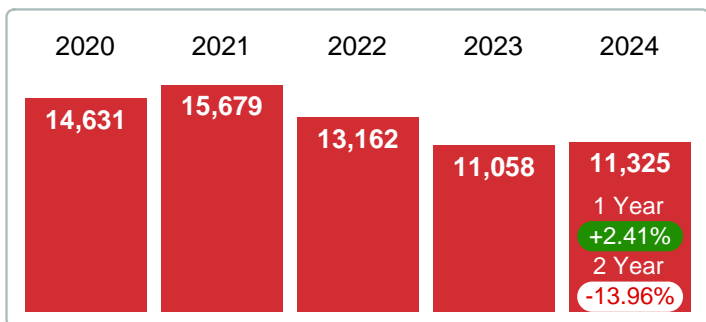
PENDING LISTINGS

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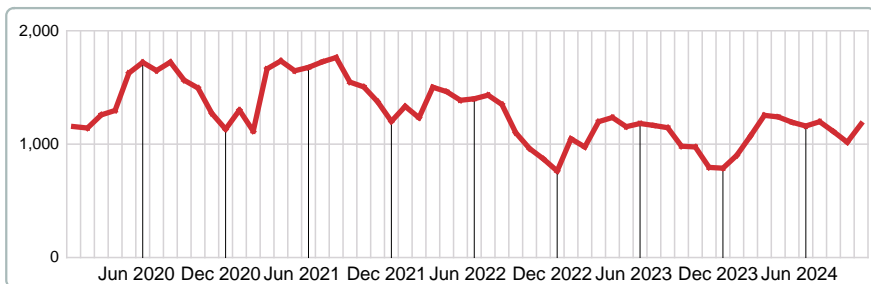
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 1,223

High Aug 2021 1,764 Low Dec 2022 763

Pending Listings this month at 1,178 below the 5 yr OCT average of 1,223



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	80	6.79%	43.6	46	27	7	0
\$100,001 - \$175,000	178	15.11%	34.1	43	118	16	1
\$175,001 - \$225,000	184	15.62%	34.2	20	135	28	1
\$225,001 - \$300,000	290	24.62%	40.8	11	196	78	5
\$300,001 - \$375,000	167	14.18%	43.1	7	83	67	10
\$375,001 - \$500,000	153	12.99%	47.2	1	64	72	16
\$500,001 and up	126	10.70%	48.4	5	18	81	22
Total Pending Units	1,178			133	641	349	55
Total Pending Volume	361,750,529	100%	40.8	21.53M	167.32M	144.00M	28.89M
Average Listing Price	\$333,854			\$161,912	\$261,029	\$412,617	\$525,330

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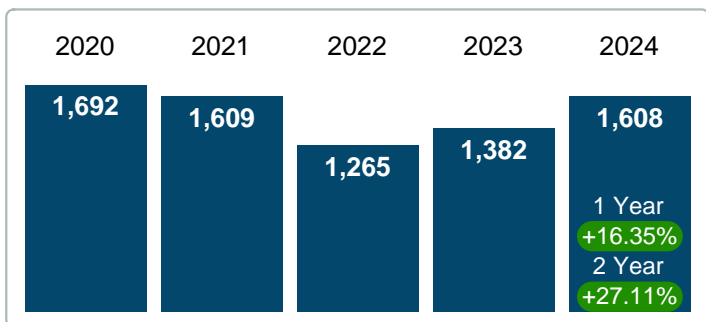
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



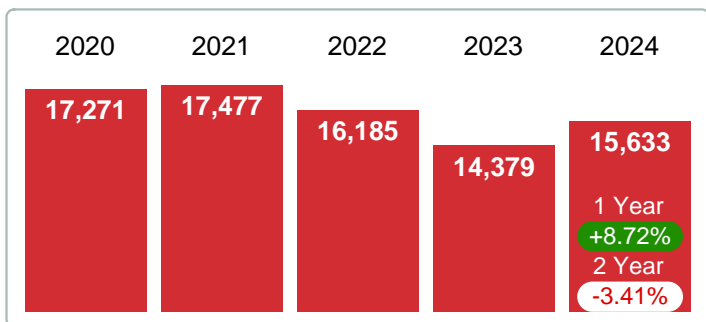
NEW LISTINGS

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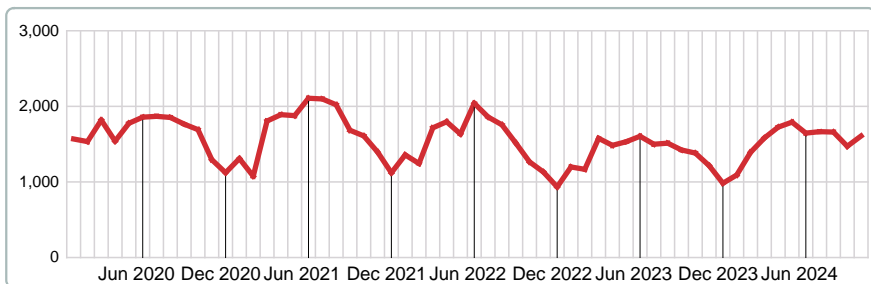
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

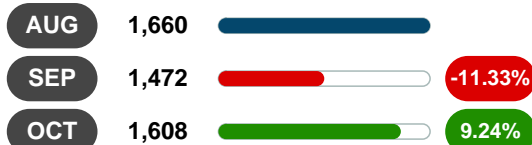


3 MONTHS

5 year OCT AVG = 1,511

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at **1,608**
above the 5 yr OCT average of **1,511**



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	142	8.83%	80	57	5	0
\$125,001 - \$175,000	151	9.39%	40	91	18	2
\$175,001 - \$225,000	243	15.11%	25	186	30	2
\$225,001 - \$325,000	444	27.61%	21	284	131	8
\$325,001 - \$400,000	232	14.43%	5	99	113	15
\$400,001 - \$575,000	214	13.31%	14	59	123	18
\$575,001 and up	182	11.32%	7	29	101	45
Total New Listed Units	1,608		192	805	521	90
Total New Listed Volume	559,871,970	100%	42.54M	219.31M	236.88M	61.14M
Average New Listed Listing Price	\$321,124		\$221,554	\$272,437	\$454,674	\$679,298

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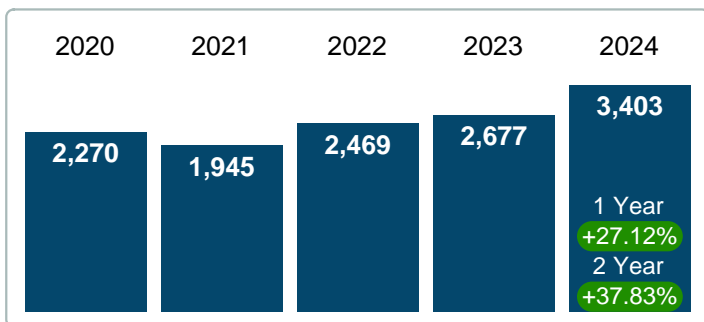
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



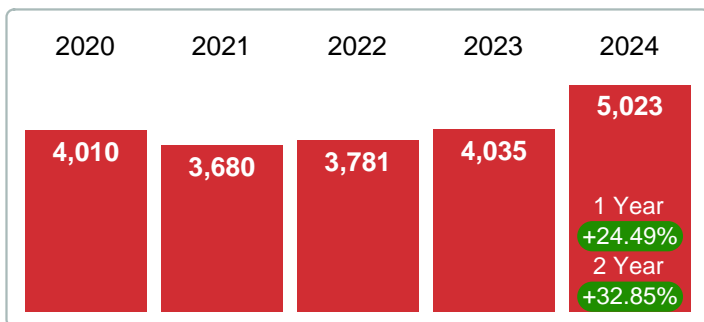
ACTIVE INVENTORY

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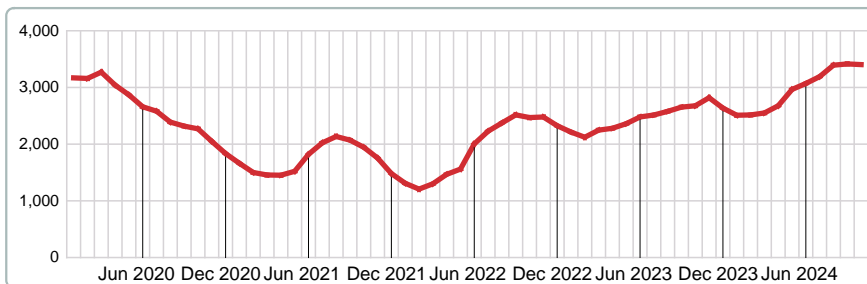
END OF OCTOBER



ACTIVE DURING OCTOBER



5 YEAR MARKET ACTIVITY TRENDS

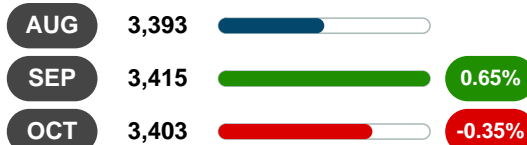


3 MONTHS

5 year OCT AVG = 2,553

High Sep 2024 3,415 Low Feb 2022 1,207

Inventory this month at **3,403**
above the 5 yr OCT average of **2,553**



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	271	7.96%	94.8	139	115	16	1
\$125,001 - \$200,000	411	12.08%	58.7	90	266	47	8
\$200,001 - \$275,000	575	16.90%	57.8	57	405	103	10
\$275,001 - \$375,000	800	23.51%	58.9	33	412	324	31
\$375,001 - \$475,000	493	14.49%	73.6	26	199	224	44
\$475,001 - \$675,000	505	14.84%	93.3	20	127	283	75
\$675,001 and up	348	10.23%	85.1	16	63	159	110
Total Active Inventory by Units	3,403			381	1,587	1,156	279
Total Active Inventory by Volume	1,394,693,144	100%	71.5	93.79M	500.90M	569.82M	230.19M
Average Active Inventory Listing Price	\$409,842			\$246,166	\$315,627	\$492,920	\$825,048

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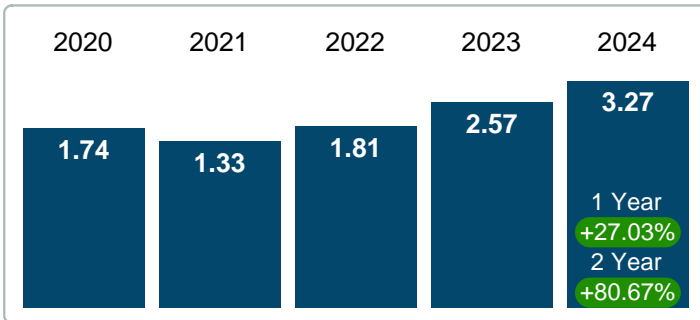
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



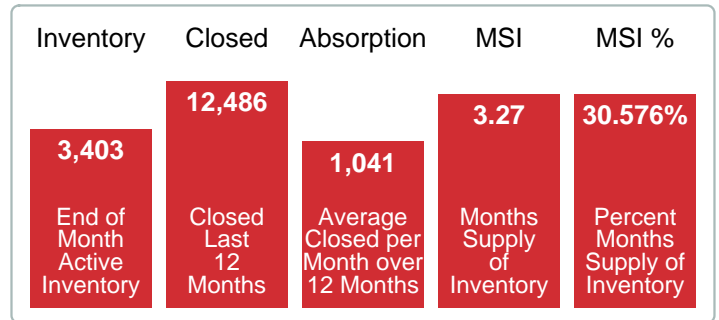
MONTHS SUPPLY of INVENTORY (MSI)

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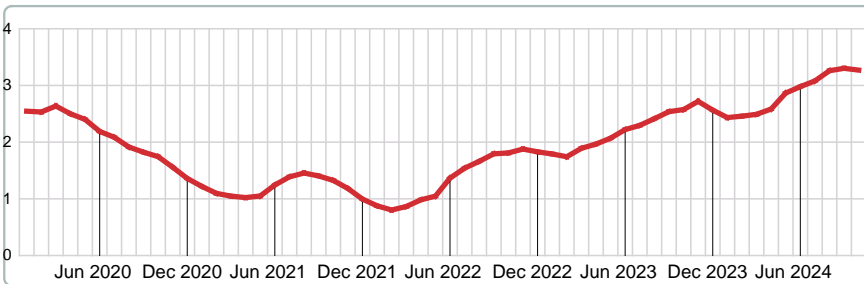
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2024

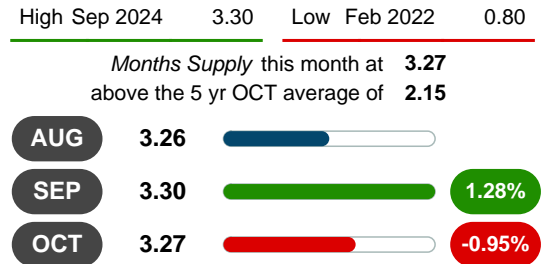


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 2.15



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
\$125,000 and less	271	7.96%	2.60	2.60	2.57	3.15	1.09
\$125,001 - \$200,000	411	12.08%	2.09	2.43	1.90	2.58	5.65
\$200,001 - \$275,000	575	16.90%	2.25	3.17	2.15	2.32	2.31
\$275,001 - \$375,000	800	23.51%	3.51	4.21	3.48	3.43	4.28
\$375,001 - \$475,000	493	14.49%	4.63	7.80	4.96	4.23	4.29
\$475,001 - \$675,000	505	14.84%	5.21	10.43	5.03	4.95	5.92
\$675,001 and up	348	10.23%	6.59	24.00	7.71	5.50	7.29
Market Supply of Inventory (MSI)			3.27	3.12	2.81	3.84	5.37
Total Active Inventory by Units		100%	3,403	381	1,587	1,156	279

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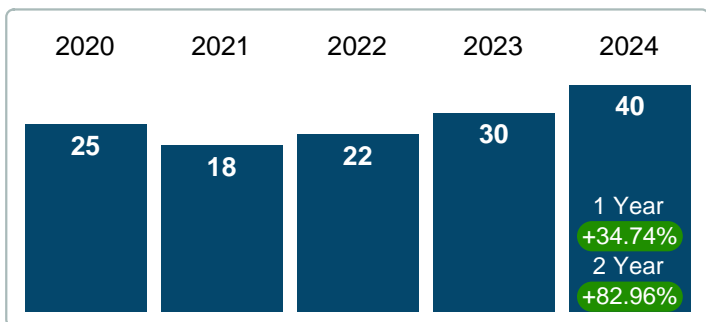
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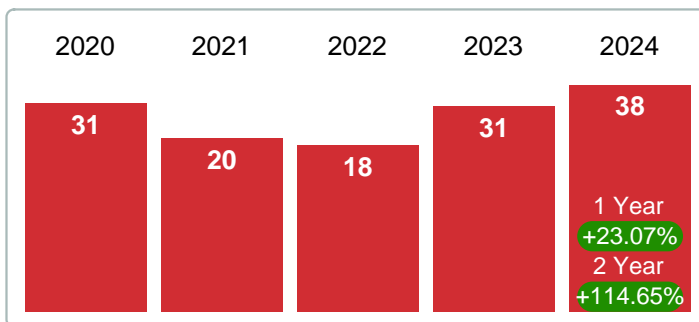
AVERAGE DAYS ON MARKET TO SALE

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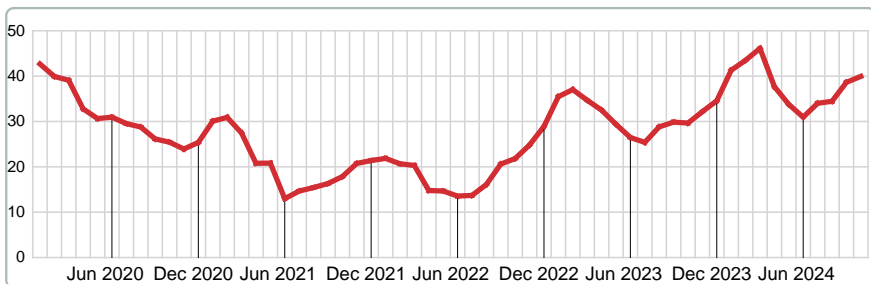
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

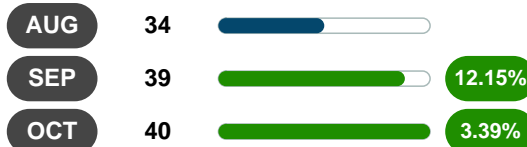


3 MONTHS

5 year OCT AVG = 27

High Mar 2024 46 Low Jun 2021 13

Average Days on Market to Sale this month at 40 above the 5 yr OCT average of 27



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 117	10.73%	34	34	31	50	1	
\$125,001 - \$175,000 135	12.39%	31	31	29	45	34	
\$175,001 - \$225,000 164	15.05%	31	28	31	33	0	
\$225,001 - \$300,000 251	23.03%	38	41	33	52	47	
\$300,001 - \$375,000 148	13.58%	44	33	46	38	72	
\$375,001 - \$550,000 166	15.23%	51	44	55	46	62	
\$550,001 and up 109	10.00%	52	86	30	46	85	
Average Closed DOM		40	34	36	45	69	
Total Closed Units	1,090	100%	40	135	592	304	59
Total Closed Volume	343,204,752			21.23M	160.17M	126.89M	34.92M

October 2024



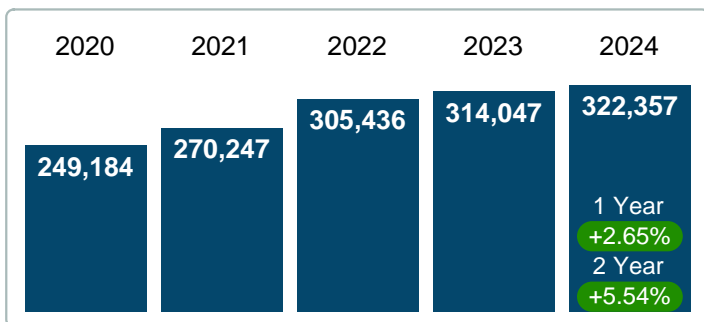
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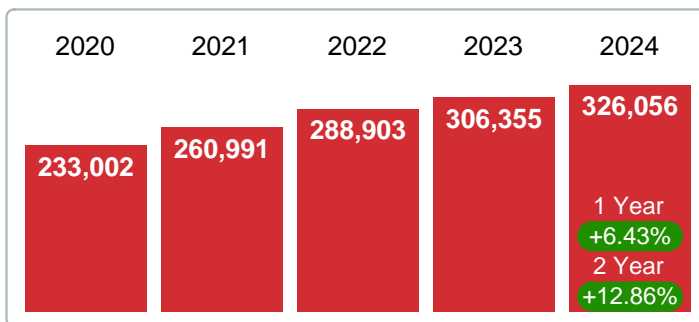
AVERAGE LIST PRICE AT CLOSING

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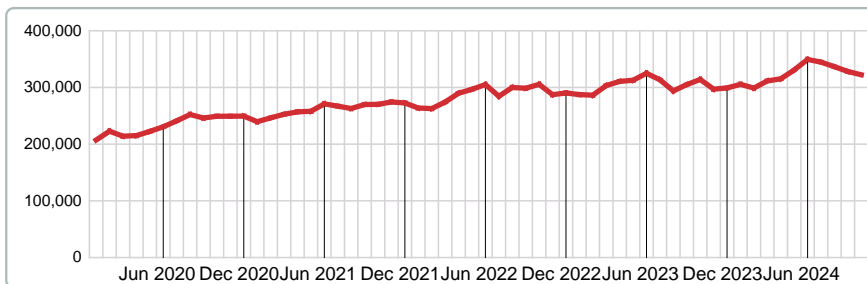
OCTOBER



YEAR TO DATE (YTD)

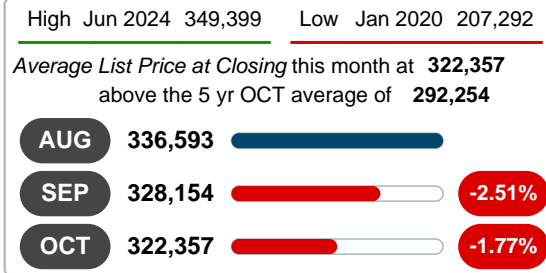


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 292,254



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	10.09%	91,956	84,510	107,136	114,908	110,000
\$125,001 - \$175,000	12.29%	154,551	152,775	159,846	160,503	135,000
\$175,001 - \$225,000	15.41%	203,281	208,245	204,113	216,929	0
\$225,001 - \$300,000	22.75%	264,600	272,362	263,201	269,442	276,986
\$300,001 - \$375,000	13.39%	333,367	327,250	338,044	336,881	383,928
\$375,001 - \$550,000	15.32%	448,019	500,500	447,555	457,829	459,036
\$550,001 and up	10.73%	831,465	875,000	867,100	809,539	928,414
Average List Price		322,357	162,485	275,721	427,180	616,007
Total Closed Units		1,090	135	592	304	59
Total Closed Volume		351,369,373	21.94M	163.23M	129.86M	36.34M

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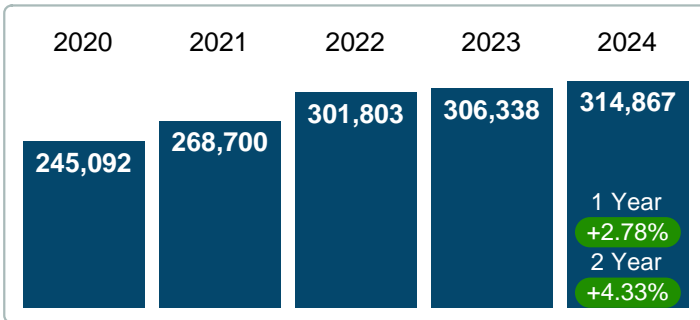
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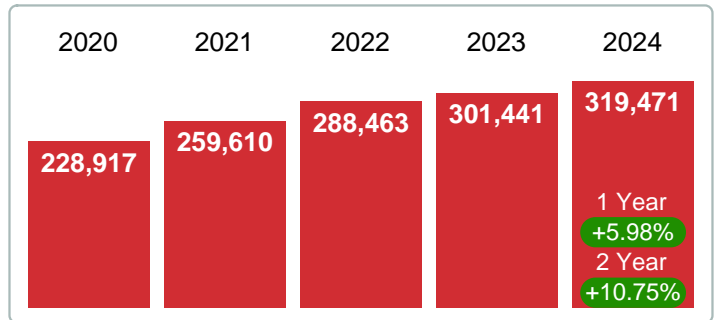
AVERAGE SOLD PRICE AT CLOSING

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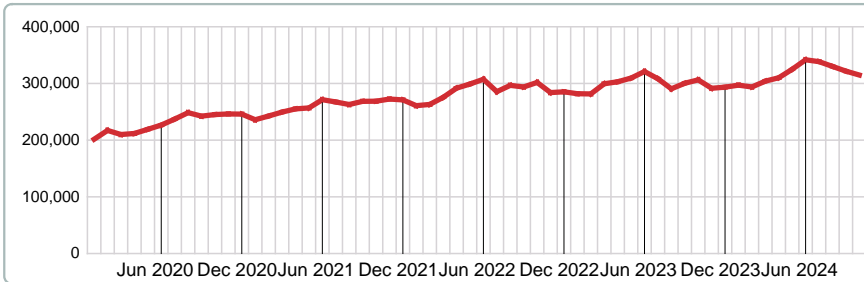
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

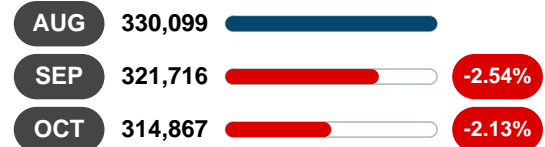


3 MONTHS

5 year OCT AVG = 287,360

High Jun 2024 341,729 Low Jan 2020 201,604

Average Sold Price at Closing this month at **314,867** above the 5 yr OCT average of **287,360**



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	10.73%	90,620	81,411	99,233	107,193	115,000
\$125,001 - \$175,000	12.39%	153,688	149,825	155,185	154,534	135,000
\$175,001 - \$225,000	15.05%	202,279	201,710	201,496	207,701	0
\$225,001 - \$300,000	23.03%	262,431	265,746	261,068	264,550	270,429
\$300,001 - \$375,000	13.58%	331,917	321,250	331,026	332,289	345,357
\$375,001 - \$550,000	15.23%	448,655	462,250	444,554	450,297	452,592
\$550,001 and up	10.00%	818,440	842,500	828,947	785,572	888,430
Average Sold Price		314,867	157,229	270,562	417,396	591,829
Total Closed Units	100%	314,867	135	592	304	59
Total Closed Volume		343,204,752	21.23M	160.17M	126.89M	34.92M

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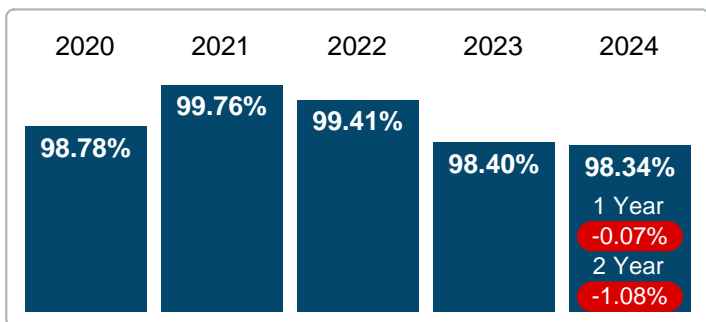
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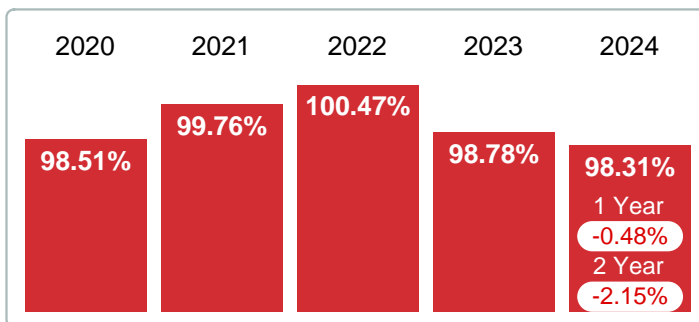
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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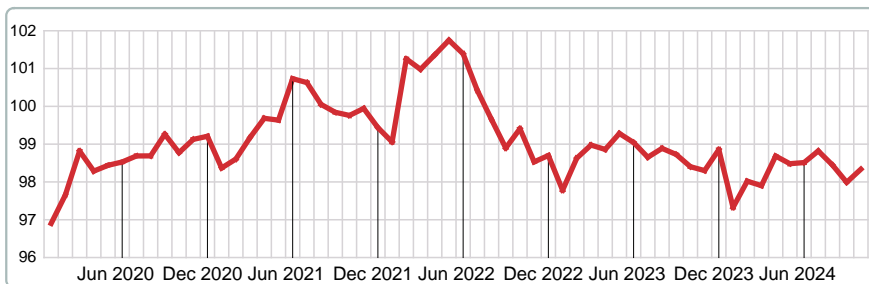
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

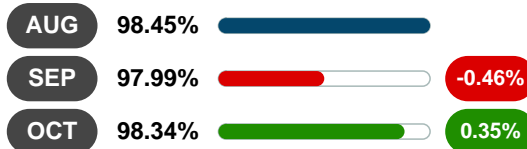


3 MONTHS

5 year OCT AVG = 98.94%

High May 2022 101.75% Low Jan 2020 96.90%

Average Sold/List Ratio this month at **98.34%**
below the 5 yr OCT average of **98.94%**



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	117	10.73%	95.32%	96.73%	93.62%	93.32%	104.55%
\$125,001 - \$175,000	135	12.39%	97.63%	98.43%	97.28%	97.73%	100.00%
\$175,001 - \$225,000	164	15.05%	98.41%	97.17%	98.90%	96.66%	0.00%
\$225,001 - \$300,000	251	23.03%	99.45%	97.60%	100.08%	98.33%	97.73%
\$300,001 - \$375,000	148	13.58%	98.03%	98.23%	98.09%	98.72%	91.74%
\$375,001 - \$550,000	166	15.23%	100.10%	94.46%	102.99%	98.44%	98.73%
\$550,001 and up	109	10.00%	97.50%	96.29%	97.26%	98.11%	96.28%
Average Sold/List Ratio		98.30%		97.26%	98.85%	98.11%	96.87%
Total Closed Units		1,090	100%	135	592	304	59
Total Closed Volume		343,204,752		21.23M	160.17M	126.89M	34.92M

October 2024



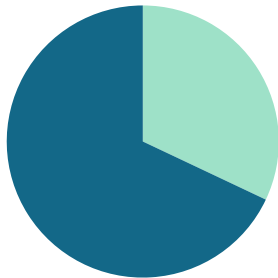
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

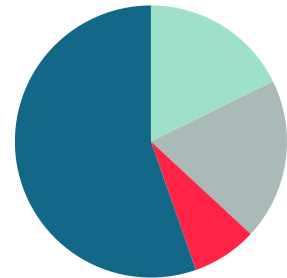


Inventory
 New Listings
1,608 = 32.03%
 Start Inventory
3,413
 Total Inventory Units
5,021
 Volume
\$1,948,275,604

Market Activity

Closed Sales
1,090 = 17.73%
 Pending Sales
1,178 = 19.16%
 Other Off Market
476 = 7.74%
 Active Inventory
3,403 = 55.36%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	1,015	1,090	7.39%	10,566	10,717	1.43%
Pending Sales	975	1,178	20.82%	11,058	11,325	2.41%
New Listings	1,382	1,608	16.35%	14,379	15,633	8.72%
Average List Price	314,047	322,357	2.65%	306,355	326,056	6.43%
Average Sale Price	306,338	314,867	2.78%	301,441	319,471	5.98%
Average Percent of Selling Price to List Price	98.40%	98.34%	-0.07%	98.78%	98.31%	-0.48%
Average Days on Market to Sale	29.64	39.94	34.74%	30.54	37.58	23.07%
Monthly Inventory	2,679	3,403	27.03%	2,679	3,403	27.03%
Months Supply of Inventory	2.58	3.27	26.93%	2.58	3.27	26.93%

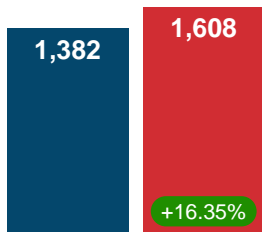
Absorption: Last 12 months, an Average of **1,041** Sales/Month

Inventory on October 31, 2024 = **3,403** 2023 2024

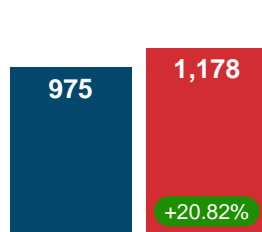
OCTOBER MARKET

AVERAGE PRICES

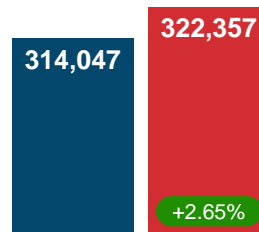
New Listings



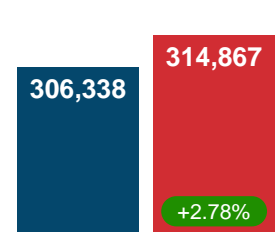
Pending Listings



List Price



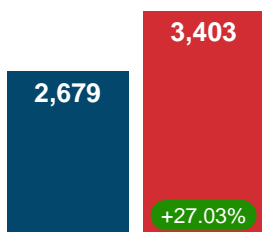
Sale Price



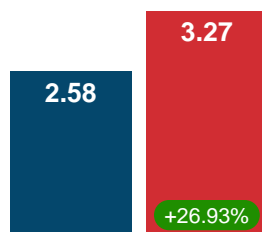
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

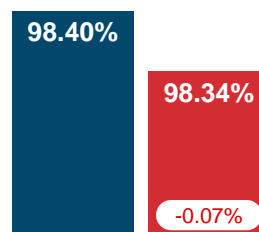
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

