

October 2024



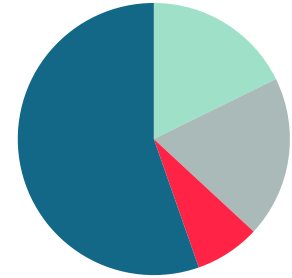
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



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%
Median List Price	269,900	265,500	-1.63%
Median Sale Price	265,000	260,000	-1.89%
Median Percent of Selling Price to List Price	100.00%	99.44%	-0.56%
Median Days on Market to Sale	14.00	23.00	64.29%
End of Month Inventory	2,679	3,403	27.03%
Months Supply of Inventory	2.58	3.27	26.93%



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.

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 **1.89%** in October 2024 to \$260,000 versus the previous year at \$265,000.

Median Days on Market Lengthens

The median number of **23.00** days that homes spent on the market before selling increased by 9.00 days or **64.29%** in October 2024 compared to last year's same month at **14.00** DOM.

Sales Success for October 2024 is Positive

Overall, with Median Prices falling 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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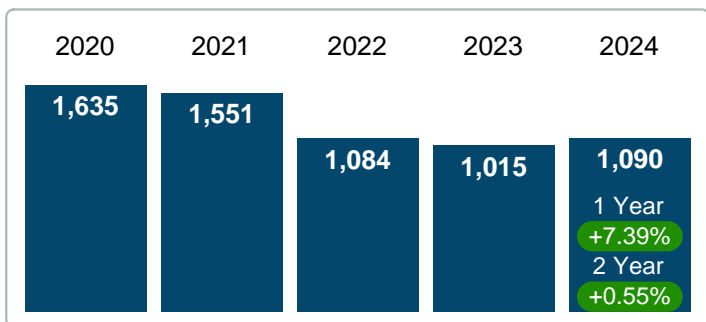
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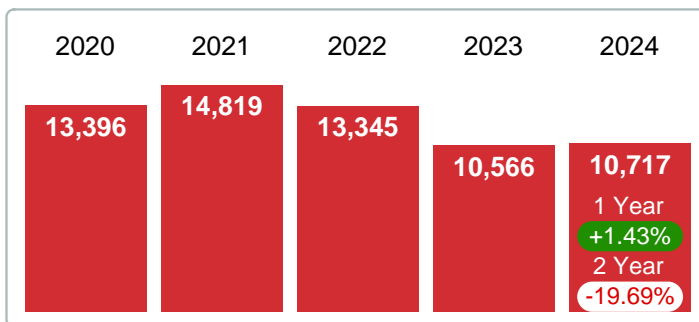
CLOSED LISTINGS

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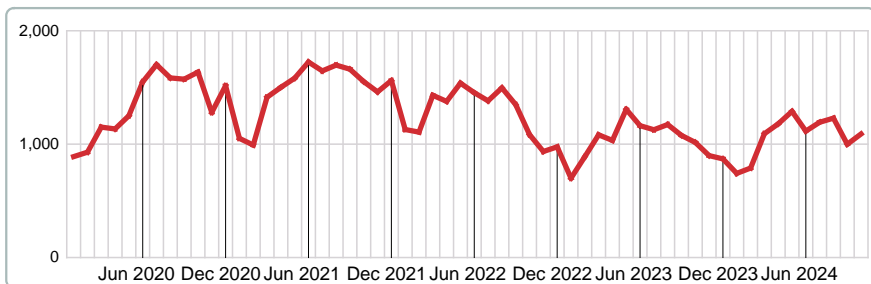
OCTOBER



YEAR TO DATE (YTD)

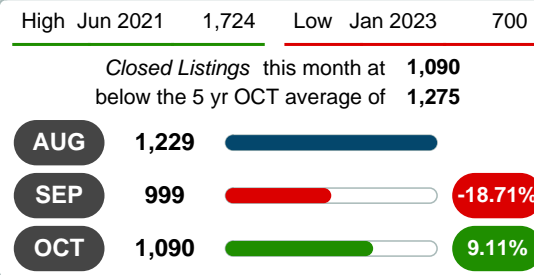


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 1,275



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	117	10.73%	17.0	61	47	8	1
\$125,001 - \$175,000	135	12.39%	19.0	32	86	16	1
\$175,001 - \$225,000	164	15.05%	16.0	20	124	20	0
\$225,001 - \$300,000	251	23.03%	25.0	13	169	62	7
\$300,001 - \$375,000	148	13.58%	27.0	4	81	56	7
\$375,001 - \$550,000	166	15.23%	36.0	4	63	81	18
\$550,001 and up	109	10.00%	22.0	1	22	61	25
Total Closed Units	1,090			135	592	304	59
Total Closed Volume	343,204,752	100%	23.0	21.23M	160.17M	126.89M	34.92M
Median Closed Price	\$260,000			\$135,000	\$242,500	\$350,000	\$492,500

October 2024



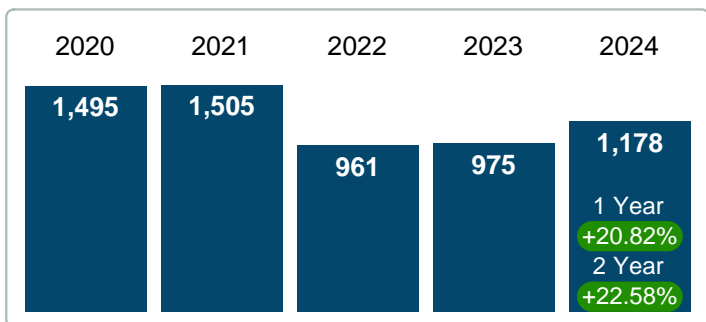
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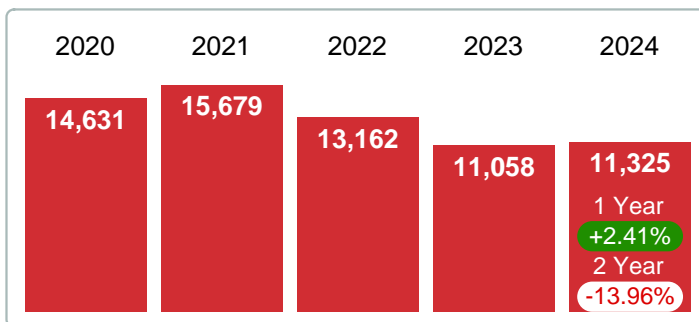
PENDING LISTINGS

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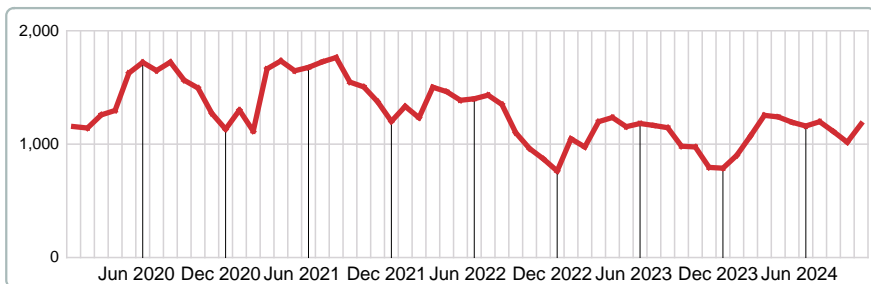
OCTOBER



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	80	6.79%	15.5	46	27	7	0
\$100,001 - \$175,000	178	15.11%	16.0	43	118	16	1
\$175,001 - \$225,000	184	15.62%	20.5	20	135	28	1
\$225,001 - \$300,000	290	24.62%	26.5	11	196	78	5
\$300,001 - \$375,000	167	14.18%	24.0	7	83	67	10
\$375,001 - \$500,000	153	12.99%	31.0	1	64	72	16
\$500,001 and up	126	10.70%	23.5	5	18	81	22
Total Pending Units	1,178			133	641	349	55
Total Pending Volume	361,750,529	100%	24.0	21.53M	167.32M	144.00M	28.89M
Median Listing Price	\$262,250			\$134,900	\$239,900	\$349,900	\$460,000

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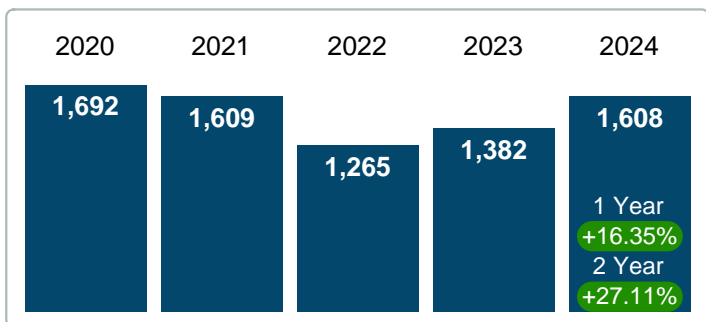
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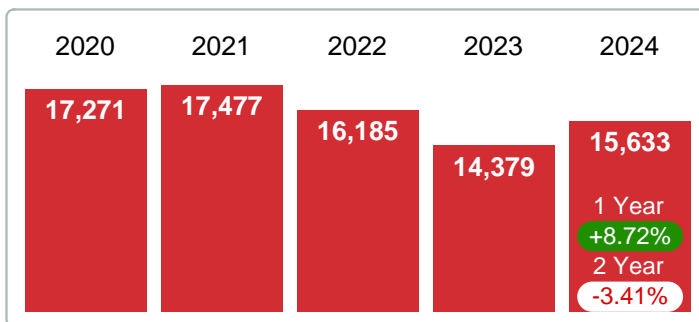
NEW LISTINGS

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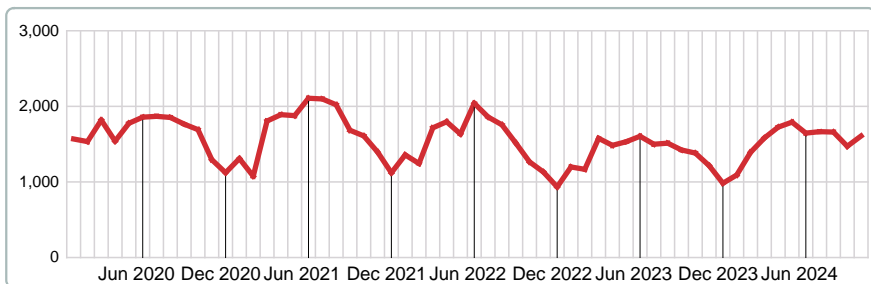
OCTOBER



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
Median New Listed Listing Price	\$289,000		\$145,000	\$247,500	\$374,900	\$569,000

October 2024



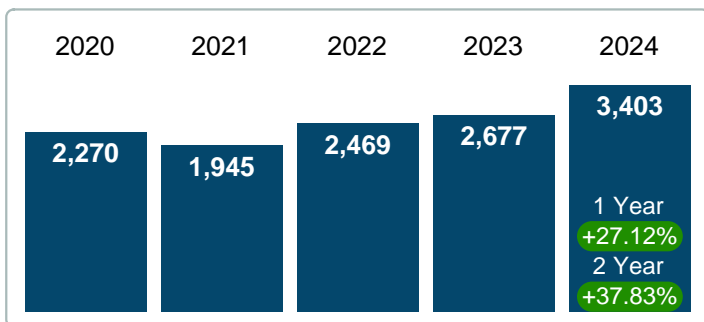
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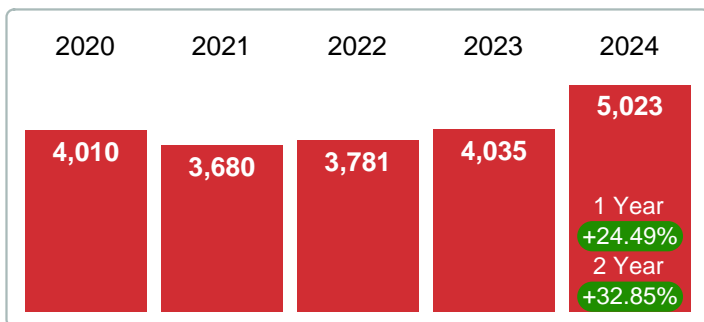
ACTIVE INVENTORY

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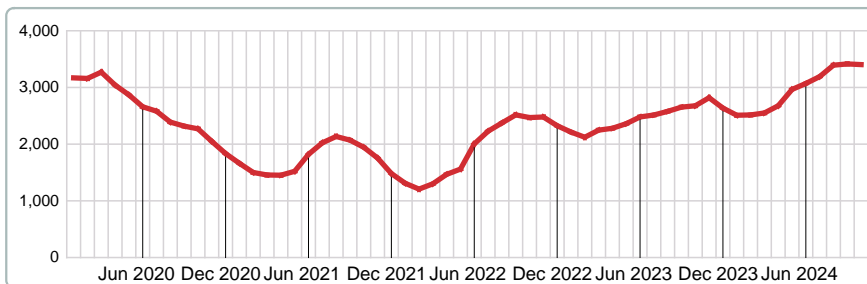
END OF OCTOBER



ACTIVE DURING OCTOBER



5 YEAR MARKET ACTIVITY TRENDS

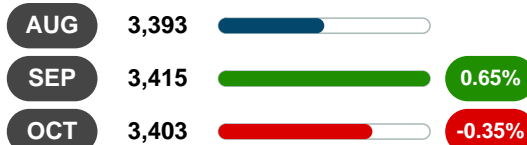


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	271	7.96%	64.0	139	115	16	1
\$125,001 - \$200,000	411	12.08%	43.0	90	266	47	8
\$200,001 - \$275,000	575	16.90%	46.0	57	405	103	10
\$275,001 - \$375,000	800	23.51%	41.0	33	412	324	31
\$375,001 - \$475,000	493	14.49%	56.0	26	199	224	44
\$475,001 - \$675,000	505	14.84%	77.0	20	127	283	75
\$675,001 and up	348	10.23%	69.5	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%	52.0	93.79M	500.90M	569.82M	230.19M
Median Active Inventory Listing Price	\$326,700			\$164,300	\$279,000	\$415,000	\$625,000

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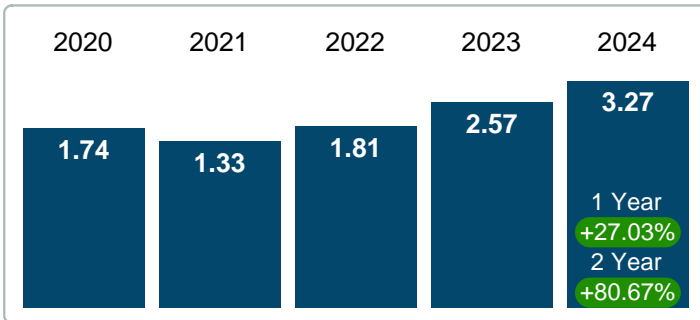
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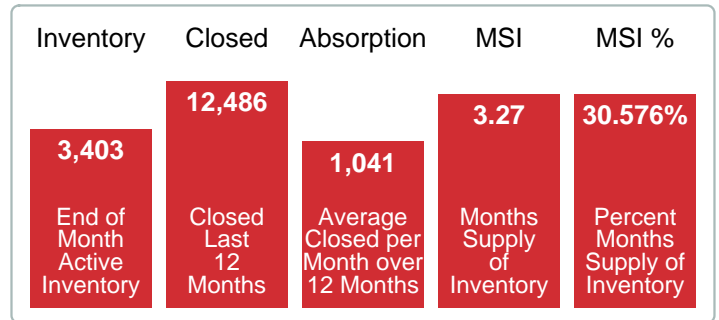
MONTHS SUPPLY of INVENTORY (MSI)

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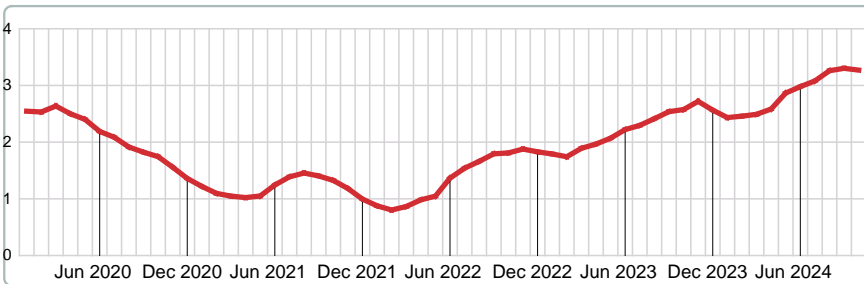
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2024



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 2.15

High Sep 2024 3.30 Low Feb 2022 0.80

Months Supply this month at **3.27**
above the 5 yr OCT average of **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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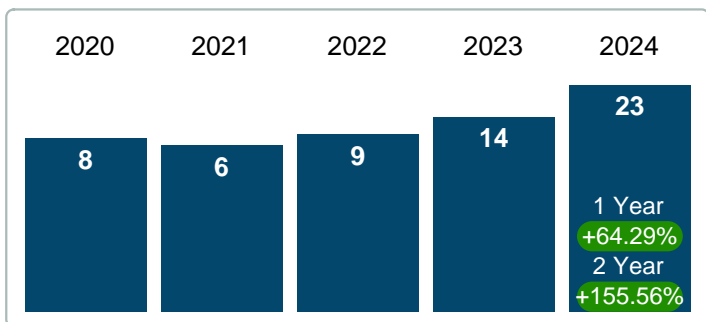
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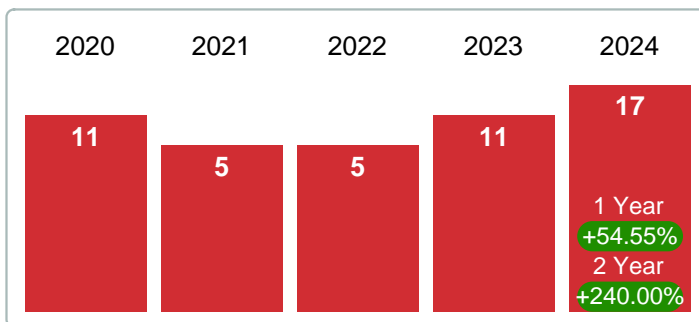
MEDIAN DAYS ON MARKET TO SALE

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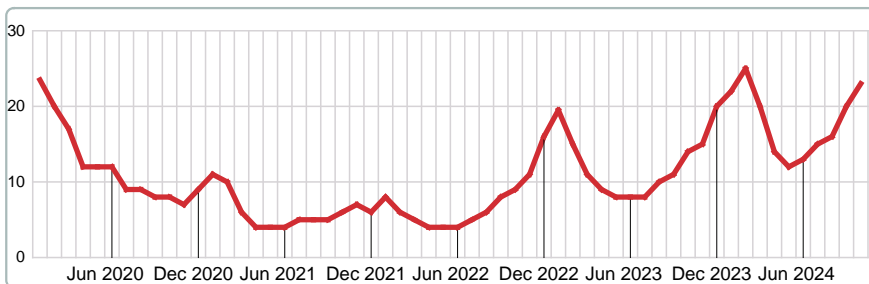
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

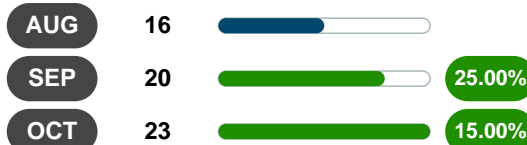


3 MONTHS

5 year OCT AVG = 12

High Feb 2024 25 Low Jun 2022 4

Median Days on Market to Sale this month at 23 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 117	10.73%	17	20	13	41	1
\$125,001 - \$175,000 135	12.39%	19	23	15	27	34
\$175,001 - \$225,000 164	15.05%	16	15	16	16	0
\$225,001 - \$300,000 251	23.03%	25	19	24	42	52
\$300,001 - \$375,000 148	13.58%	27	23	34	20	74
\$375,001 - \$550,000 166	15.23%	36	43	31	33	62
\$550,001 and up 109	10.00%	22	86	14	22	57
Median Closed DOM		23	20	19	26	57
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



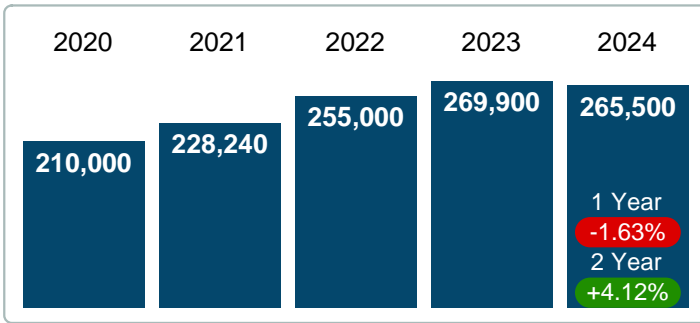
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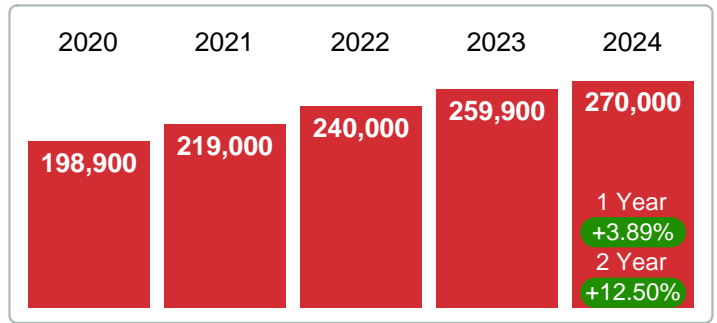
MEDIAN LIST PRICE AT CLOSING

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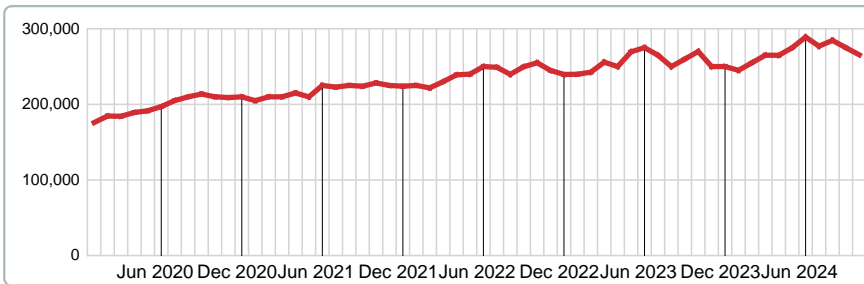
OCTOBER



YEAR TO DATE (YTD)

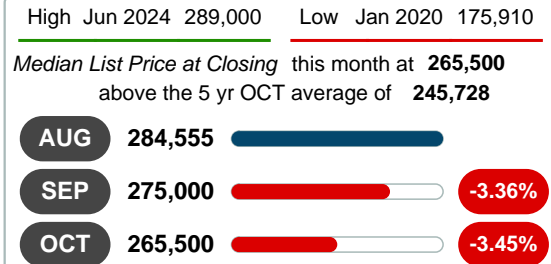


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 245,728



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	110	10.09%	100,000	82,500	109,400	100,000	110,000
\$125,001 - \$175,000	134	12.29%	155,000	152,450	158,000	155,200	135,000
\$175,001 - \$225,000	168	15.41%	204,900	204,000	199,900	212,400	0
\$225,001 - \$300,000	248	22.75%	261,450	267,500	260,000	269,000	267,500
\$300,001 - \$375,000	146	13.39%	329,990	315,000	329,900	334,900	320,000
\$375,001 - \$550,000	167	15.32%	444,000	439,000	439,000	449,900	444,000
\$550,001 and up	117	10.73%	719,900	787,500	687,500	717,450	785,000
Median List Price			265,500	138,000	245,000	353,950	499,900
Total Closed Units		100%	265,500	135	592	304	59
Total Closed Volume			351,369,373	21.94M	163.23M	129.86M	36.34M

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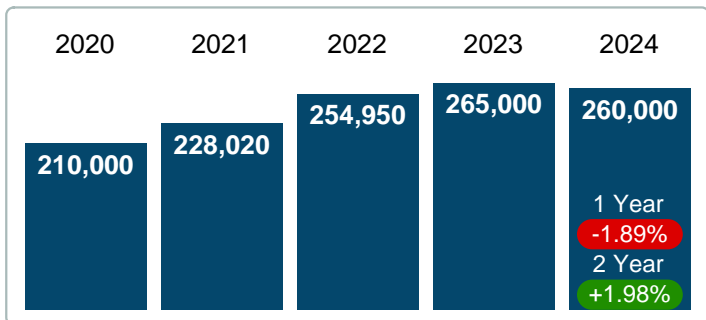
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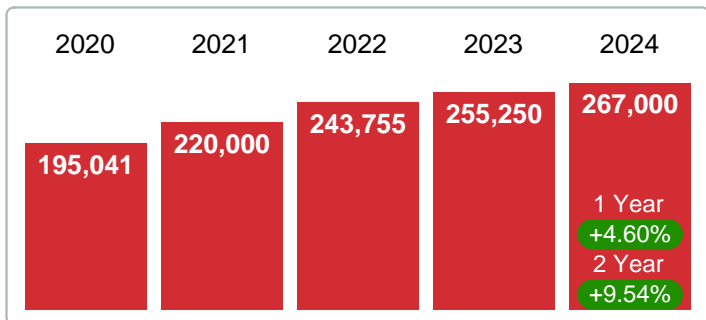
MEDIAN SOLD PRICE AT CLOSING

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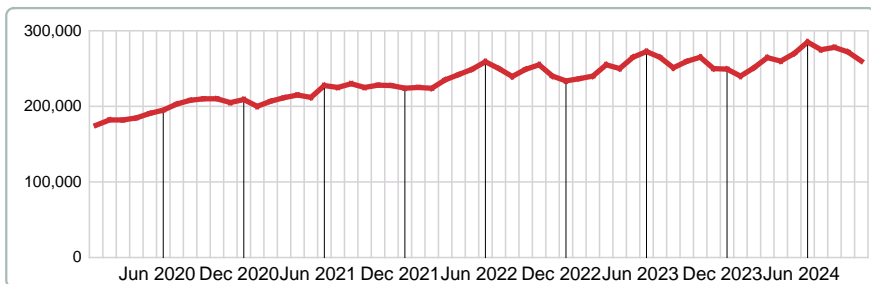
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

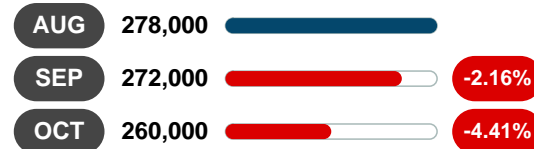


3 MONTHS

5 year OCT AVG = 243,594

High Jun 2024 285,000 Low Jan 2020 175,000

Median Sold Price at Closing this month at **260,000** above the 5 yr OCT average of **243,594**



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	10.73%	99,900	80,000	107,180	107,500	115,000
\$125,001 - \$175,000	12.39%	155,500	149,500	158,000	158,400	135,000
\$175,001 - \$225,000	15.05%	205,000	202,500	200,000	212,000	0
\$225,001 - \$300,000	23.03%	260,000	265,000	259,500	260,000	262,500
\$300,001 - \$375,000	13.58%	329,995	317,500	329,000	330,000	355,000
\$375,001 - \$550,000	15.23%	439,950	442,000	440,000	436,000	447,500
\$550,001 and up	10.00%	764,900	842,500	672,000	750,000	820,000
Median Sold Price		260,000	135,000	242,500	350,000	492,500
Total Closed Units	100%	260,000	135	592	304	59
Total Closed Volume		343,204,752	21.23M	160.17M	126.89M	34.92M

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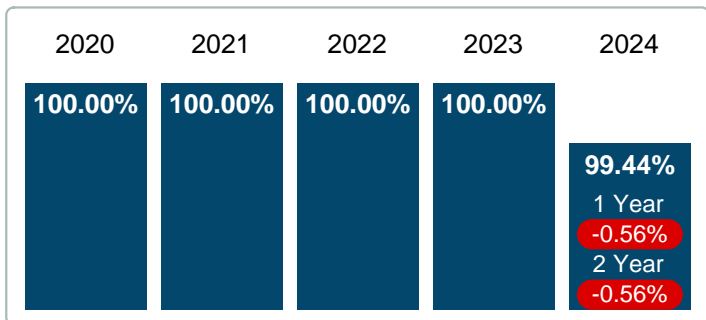
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MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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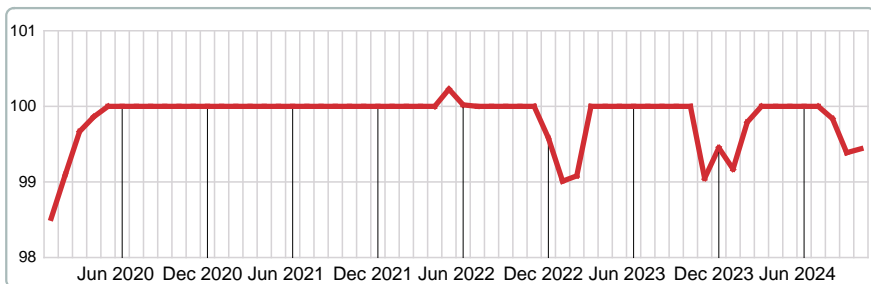
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

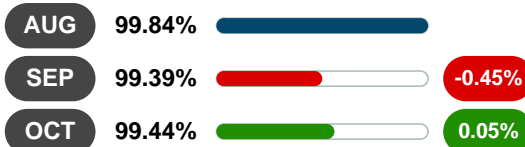


3 MONTHS

5 year OCT AVG = 99.89%

High May 2022 100.23% Low Jan 2020 98.52%

Median Sold/List Ratio this month at **99.44%**
below the 5 yr OCT average of **99.89%**



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	117	10.73%	96.00%	96.15%	95.83%	92.81%	104.55%
\$125,001 - \$175,000	135	12.39%	98.86%	99.25%	98.71%	99.83%	100.00%
\$175,001 - \$225,000	164	15.05%	99.76%	99.33%	99.29%	100.00%	0.00%
\$225,001 - \$300,000	251	23.03%	100.00%	98.84%	100.00%	99.67%	97.67%
\$300,001 - \$375,000	148	13.58%	99.75%	98.41%	99.53%	100.00%	95.31%
\$375,001 - \$550,000	166	15.23%	99.57%	98.96%	100.00%	99.53%	99.11%
\$550,001 and up	109	10.00%	98.42%	96.29%	96.95%	99.37%	96.69%
Median Sold/List Ratio		99.44%		98.84%	99.58%	99.60%	98.73%
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



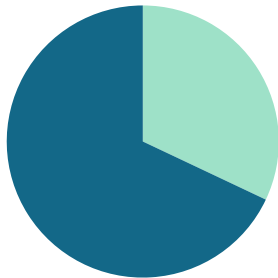
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY



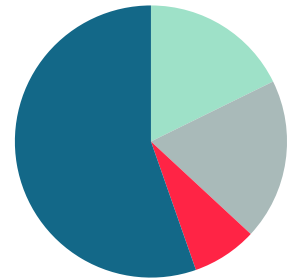
Inventory

- 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%
Median List Price	269,900	265,500	-1.63%	259,900	270,000	3.89%
Median Sale Price	265,000	260,000	-1.89%	255,250	267,000	4.60%
Median Percent of Selling Price to List Price	100.00%	99.44%	-0.56%	100.00%	100.00%	0.00%
Median Days on Market to Sale	14.00	23.00	64.29%	11.00	17.00	54.55%
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%

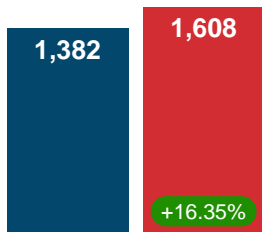
Absorption: Last 12 months, an Average of **1,041** Sales/Month

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

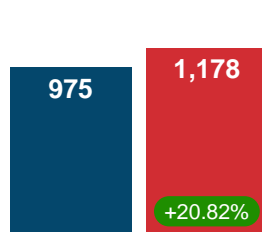
OCTOBER MARKET

MEDIAN PRICES

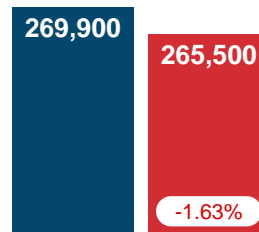
New Listings



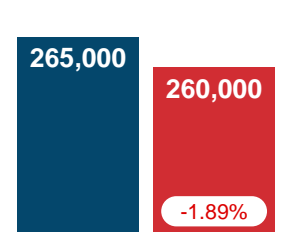
Pending Listings



List Price



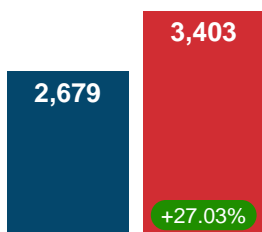
Sale Price



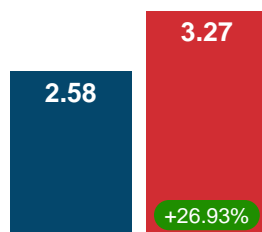
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

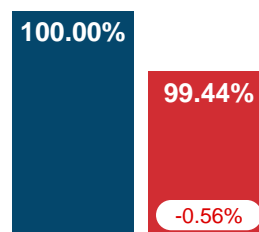
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

