

# October 2024



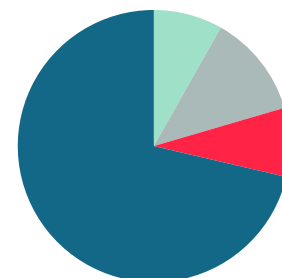
Area Delimited by County Of McIntosh - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	October 2024	+/-%
Closed Listings	23	14	-39.13%
Pending Listings	24	21	-12.50%
New Listings	37	34	-8.11%
Median List Price	179,900	193,750	7.70%
Median Sale Price	170,000	168,450	-0.91%
Median Percent of Selling Price to List Price	97.01%	93.55%	-3.56%
Median Days on Market to Sale	34.00	99.50	192.65%
End of Month Inventory	110	122	10.91%
Months Supply of Inventory	5.26	6.23	18.46%



■ Closed (8.19%)  
■ Pending (12.28%)  
■ Other OffMarket (8.19%)  
■ Active (71.35%)

**Absorption:** Last 12 months, an Average of **20** Sales/Month  
**Active Inventory** as of October 31, 2024 = **122**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2024 rose **10.91%** to 122 existing homes available for sale. Over the last 12 months this area has had an average of 20 closed sales per month. This represents an unsold inventory index of **6.23** 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 **0.91%** in October 2024 to \$168,450 versus the previous year at \$170,000.

#### Median Days on Market Lengthens

The median number of **99.50** days that homes spent on the market before selling increased by 65.50 days or **192.65%** in October 2024 compared to last year's same month at **34.00** 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 34 New Listings in October 2024, down **8.11%** from last year at 37. Furthermore, there were 14 Closed Listings this month versus last year at 23, a **-39.13%** decrease.

Closed versus Listed trends yielded a **41.2%** ratio, down from previous year's, October 2023, at **62.2%**, a **33.76%** downswing. This will certainly create pressure on an increasing Monthly Supply of Inventory (MSI) in the months to come.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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](http://www.tulsarealtors.com) to find a REALTOR® today.

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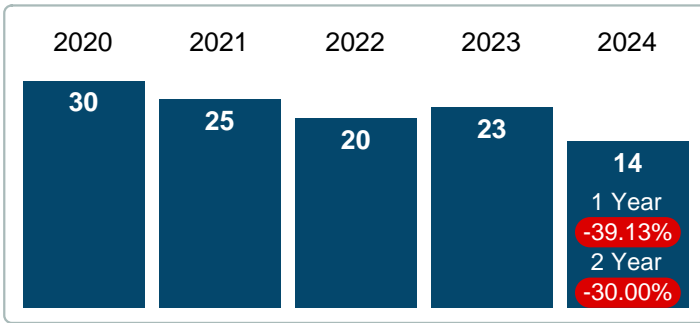
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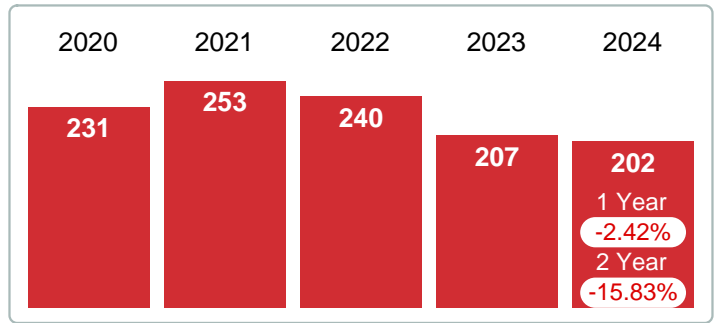
## CLOSED LISTINGS

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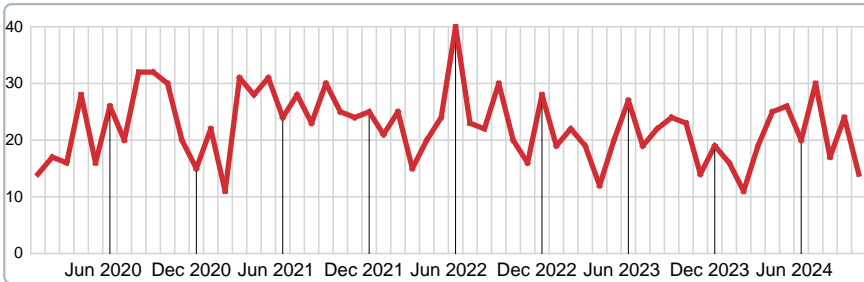
### OCTOBER



### YEAR TO DATE (YTD)

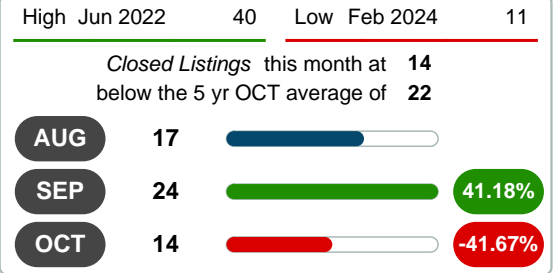


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 22



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	1	7.14%	160.0	0	1	0	0
\$75,001 - \$125,000	2	14.29%	97.5	2	0	0	0
\$125,001 - \$125,000	0	0.00%	97.5	0	0	0	0
\$125,001 - \$200,000	5	35.71%	25.0	3	2	0	0
\$200,001 - \$275,000	2	14.29%	152.5	1	1	0	0
\$275,001 - \$575,000	2	14.29%	201.5	0	2	0	0
\$575,001 and up	2	14.29%	111.0	0	2	0	0
<b>Total Closed Units</b>	<b>14</b>			<b>6</b>	<b>8</b>	<b>0</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>3,843,900</b>	<b>100%</b>	<b>99.5</b>	<b>853.50K</b>	<b>2.99M</b>	<b>0.00B</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$168,450</b>			<b>\$135,500</b>	<b>\$251,250</b>	<b>\$0</b>	<b>\$0</b>

# October 2024



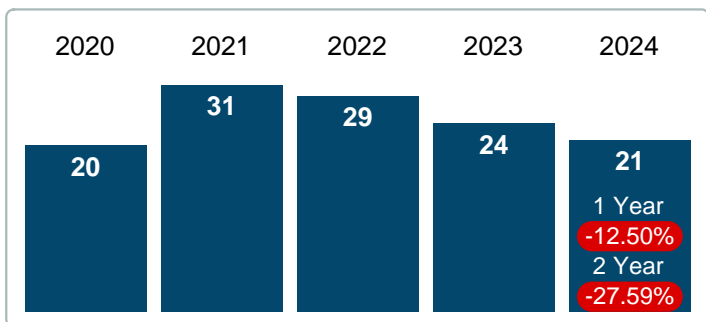
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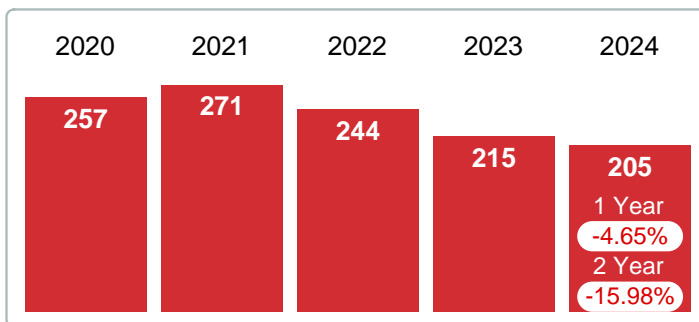
## PENDING LISTINGS

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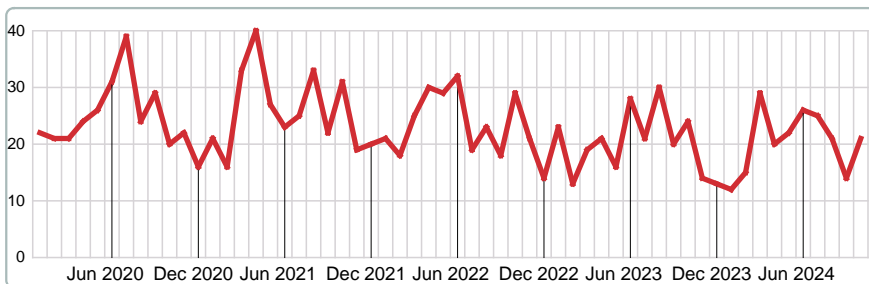
### OCTOBER



### YEAR TO DATE (YTD)

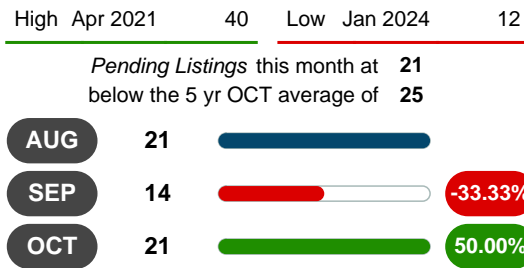


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 25



### 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	2	9.52%	18.0	2	0	0	0
\$100,001 - \$125,000	2	9.52%	53.0	1	1	0	0
\$125,001 - \$150,000	5	23.81%	75.0	3	2	0	0
\$150,001 - \$225,000	3	14.29%	76.0	2	1	0	0
\$225,001 - \$375,000	4	19.05%	53.0	0	4	0	0
\$375,001 - \$400,000	1	4.76%	22.0	0	0	1	0
\$400,001 and up	4	19.05%	39.0	0	1	3	0
<b>Total Pending Units</b>	<b>21</b>			<b>8</b>	<b>9</b>	<b>4</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>5,811,800</b>	<b>100%</b>	<b>44.0</b>	<b>1.08M</b>	<b>2.07M</b>	<b>2.66M</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$164,000</b>			<b>\$137,000</b>	<b>\$239,000</b>	<b>\$457,500</b>	<b>\$0</b>

# October 2024



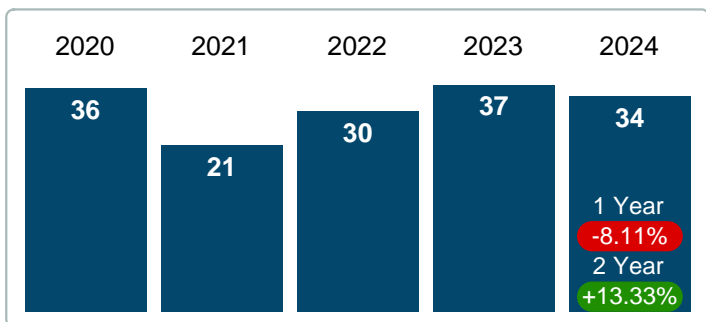
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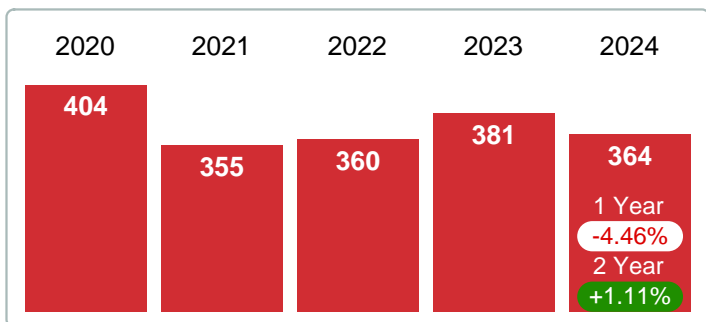
## NEW LISTINGS

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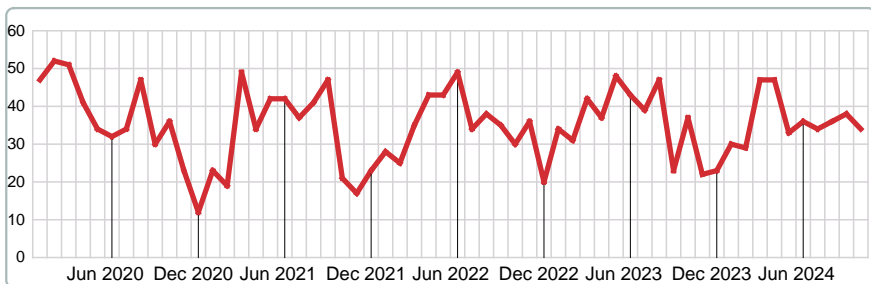
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 32

High Feb 2020 52    Low Dec 2020 12

New Listings this month at **34**  
above the 5 yr OCT average of **32**

- AUG** 36 (Progress bar)
- SEP** 38 (Progress bar) **+5.56%**
- OCT** 34 (Progress bar) **-10.53%**

### 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	3	8.82%	3	0	0	0
\$100,001 - \$125,000	1	2.94%	0	1	0	0
\$125,001 - \$175,000	8	23.53%	6	2	0	0
\$175,001 - \$275,000	9	26.47%	1	7	1	0
\$275,001 - \$425,000	5	14.71%	0	5	0	0
\$425,001 - \$675,000	4	11.76%	0	3	1	0
\$675,001 and up	4	11.76%	1	0	2	1
<b>Total New Listed Units</b>	<b>34</b>		<b>11</b>	<b>18</b>	<b>4</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>10,250,975</b>	<b>100%</b>	<b>2.20M</b>	<b>5.15M</b>	<b>2.10M</b>	<b>799.00K</b>
<b>Median New Listed Listing Price</b>	<b>\$212,500</b>		<b>\$139,000</b>	<b>\$239,450</b>	<b>\$577,250</b>	<b>\$799,000</b>

# October 2024



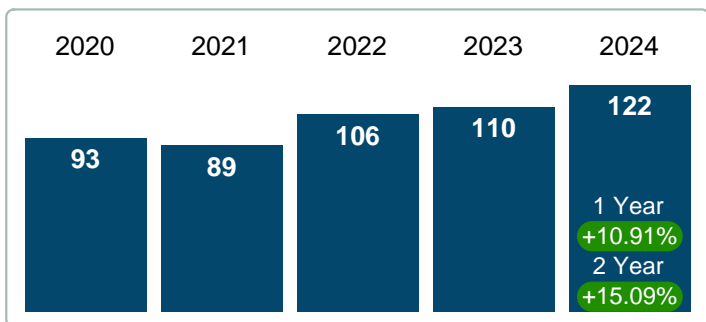
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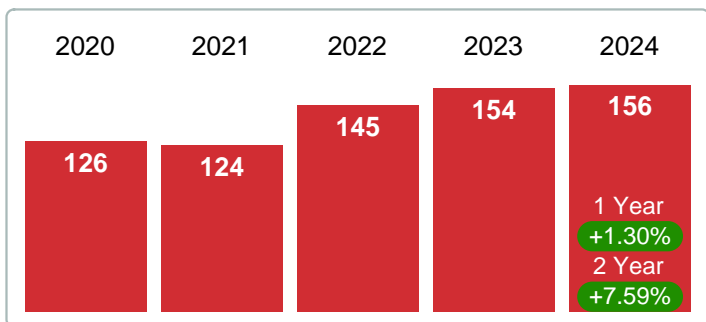
## ACTIVE INVENTORY

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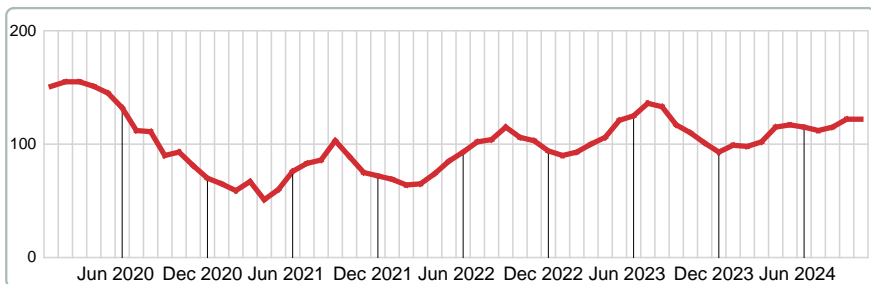
### END OF OCTOBER



### ACTIVE DURING OCTOBER

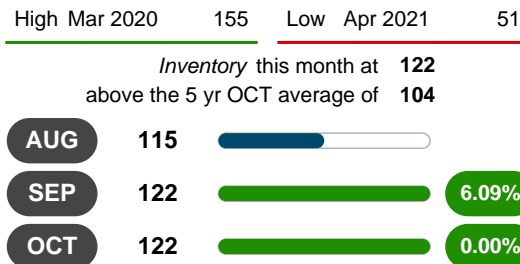


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 104



### 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	11	9.02%	57.0	10	1	0	0
\$125,001 - \$150,000	9	7.38%	62.0	6	3	0	0
\$150,001 - \$200,000	22	18.03%	46.0	8	12	1	1
\$200,001 - \$325,000	34	27.87%	65.0	5	22	7	0
\$325,001 - \$475,000	18	14.75%	75.5	2	13	3	0
\$475,001 - \$675,000	15	12.30%	94.0	1	8	5	1
\$675,001 and up	13	10.66%	46.0	1	4	5	3
<b>Total Active Inventory by Units</b>	<b>122</b>			<b>33</b>	<b>63</b>	<b>21</b>	<b>5</b>
<b>Total Active Inventory by Volume</b>	<b>44,841,545</b>	<b>100%</b>	<b>63.0</b>	<b>6.63M</b>	<b>22.74M</b>	<b>11.75M</b>	<b>3.72M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$273,950</b>			<b>\$155,000</b>	<b>\$300,000</b>	<b>\$475,000</b>	<b>\$799,000</b>

# October 2024



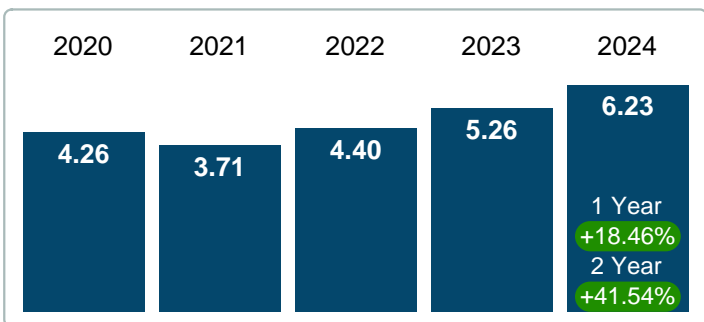
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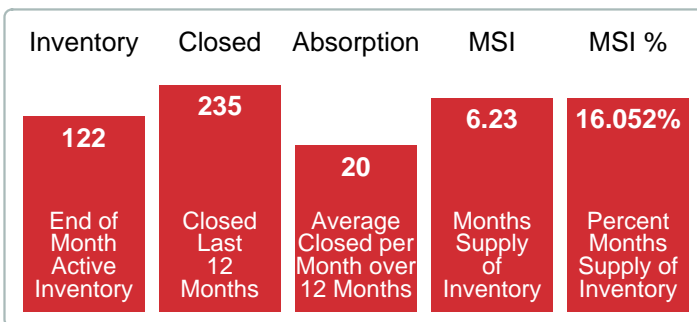
## MONTHS SUPPLY of INVENTORY (MSI)

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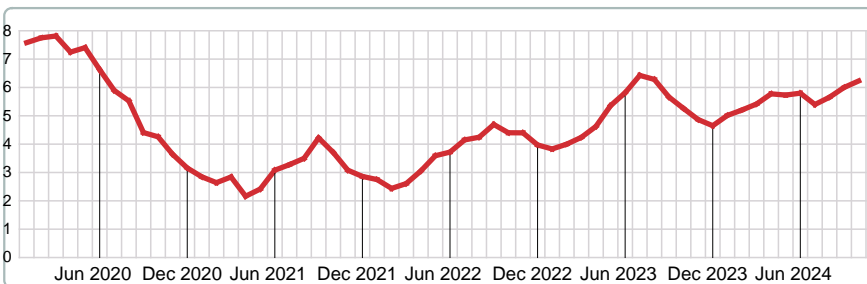
### MSI FOR OCTOBER



### INDICATORS FOR OCTOBER 2024

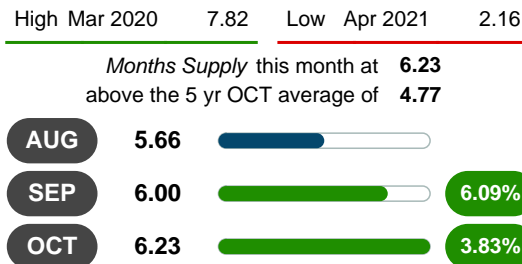


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 4.77



### 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	11	9.02%	2.69	4.44	0.57	0.00	0.00
\$125,001 - \$150,000	9	7.38%	4.15	8.00	2.57	0.00	0.00
\$150,001 - \$200,000	22	18.03%	6.14	6.40	6.26	3.00	12.00
\$200,001 - \$325,000	34	27.87%	6.92	6.00	6.29	14.00	0.00
\$325,001 - \$475,000	18	14.75%	6.97	6.00	10.40	3.60	0.00
\$475,001 - \$675,000	15	12.30%	10.59	0.00	12.00	7.50	12.00
\$675,001 and up	13	10.66%	15.60	0.00	12.00	12.00	36.00
Market Supply of Inventory (MSI)			6.23	6.09	5.95	6.81	10.00
Total Active Inventory by Units		100%	6.23	33	63	21	5

# October 2024



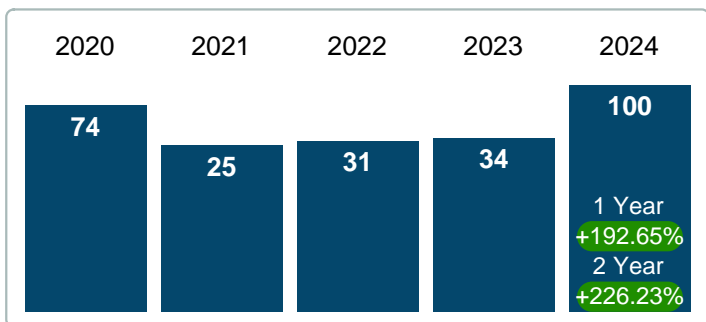
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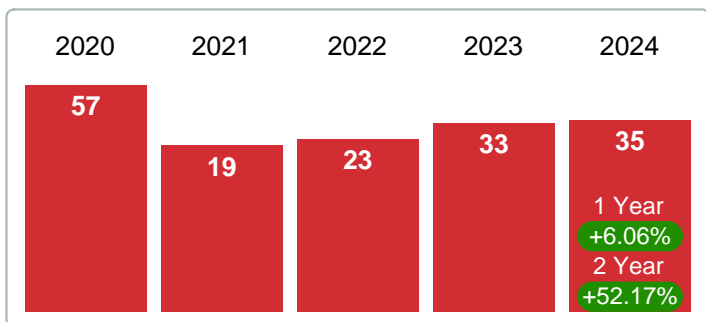
## MEDIAN DAYS ON MARKET TO SALE

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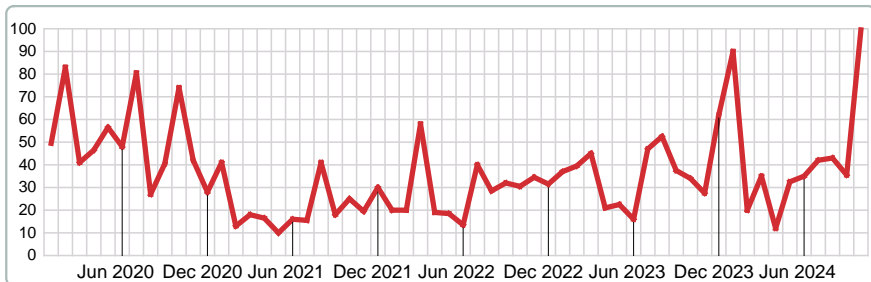
### OCTOBER



### YEAR TO DATE (YTD)

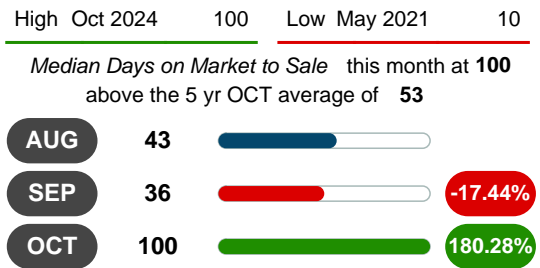


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 53



### 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
\$75,000 and less	1	7.14%	160	0	160	0	0
\$75,001 - \$125,000	2	14.29%	98	98	0	0	0
\$125,001 - \$125,000	0	0.00%	98	0	0	0	0
\$125,001 - \$200,000	5	35.71%	25	21	56	0	0
\$200,001 - \$275,000	2	14.29%	153	123	182	0	0
\$275,001 - \$575,000	2	14.29%	202	0	202	0	0
\$575,001 and up	2	14.29%	111	0	111	0	0
Median Closed DOM			100	23	150	0	0
Total Closed Units		100%	99.5	6	8		
Total Closed Volume			3,843,900	853.50K	2.99M	0.00B	0.00B

# October 2024



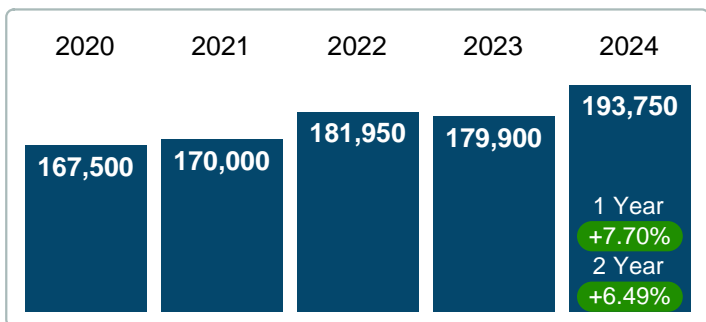
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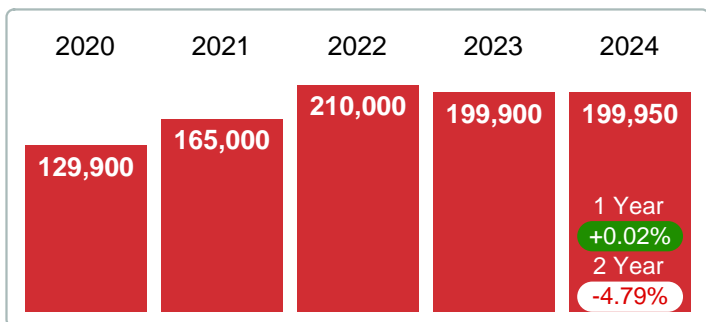
## MEDIAN LIST PRICE AT CLOSING

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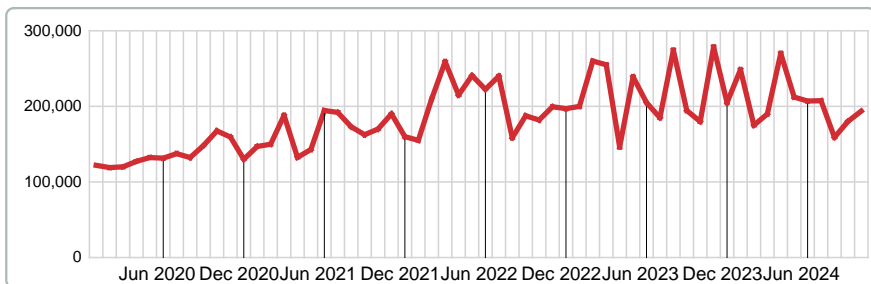
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 178,620

High Nov 2023 278,500 | Low Feb 2020 119,000

Median List Price at Closing this month at **193,750**  
above the 5 yr OCT average of **178,620**

<b>AUG</b>	159,000	<div style="width: 80%;"></div>
<b>SEP</b>	180,000	<div style="width: 100%;"></div> 13.21%
<b>OCT</b>	193,750	<div style="width: 100%;"></div> 7.64%

### 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
\$75,000 and less	0	0.00%	111	0	0	0	0
\$75,001 - \$125,000	4	28.57%	104,950	114,900	82,000	0	0
\$125,001 - \$200,000	4	28.57%	173,500	165,500	175,250	0	0
\$200,001 - \$275,000	2	14.29%	237,500	245,000	230,000	0	0
\$275,001 - \$575,000	2	14.29%	307,000	0	307,000	0	0
\$575,001 and up	2	14.29%	950,000	0	950,000	0	0
<b>Median List Price</b>			193,750	132,000	264,500	0	0
<b>Total Closed Units</b>		100%	193,750	6	8		
<b>Total Closed Volume</b>			4,087,400	910.90K	3.18M	0.00B	0.00B



# October 2024



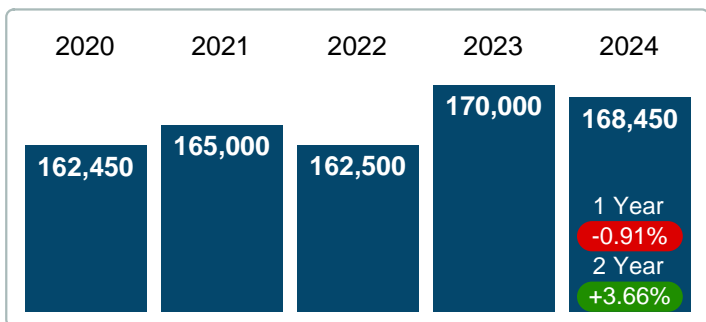
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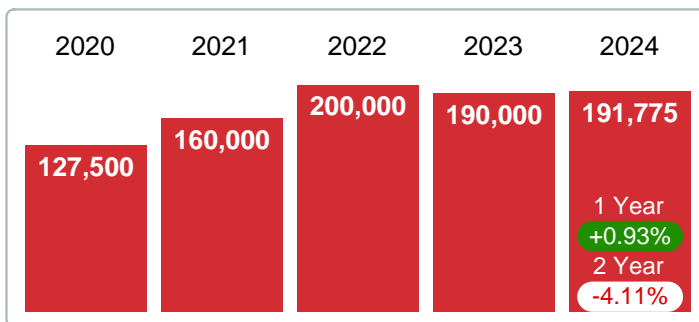
## MEDIAN SOLD PRICE AT CLOSING

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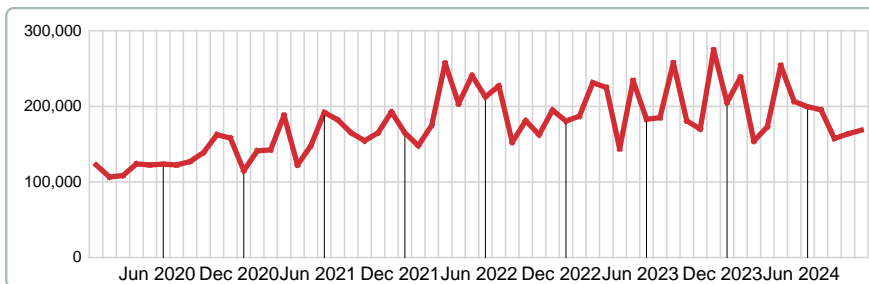
### OCTOBER



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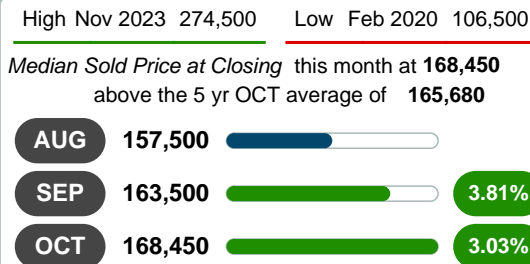


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 165,680



### 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
\$75,000 and less	1	7.14%	75,000	0	75,000	0	0
\$75,001 - \$125,000	2	14.29%	93,750	93,750	0	0	0
\$125,001 - \$125,000	0	0.00%	93,750	0	0	0	0
\$125,001 - \$200,000	5	35.71%	145,000	143,000	165,950	0	0
\$200,001 - \$275,000	2	14.29%	225,000	245,000	205,000	0	0
\$275,001 - \$575,000	2	14.29%	301,250	0	301,250	0	0
\$575,001 and up	2	14.29%	888,000	0	888,000	0	0
Median Sold Price			168,450	135,500	251,250	0	0
Total Closed Units		100%	168,450	6	8		
Total Closed Volume			3,843,900	853.50K	2.99M	0.00B	0.00B

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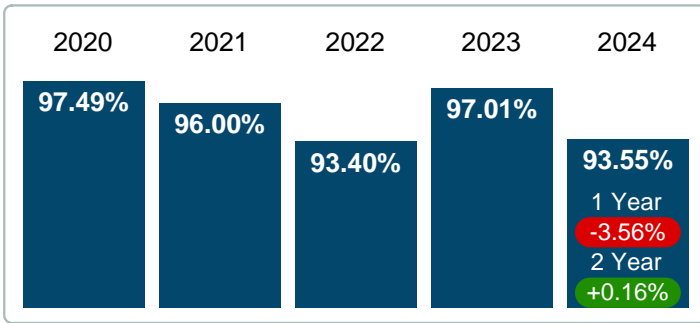
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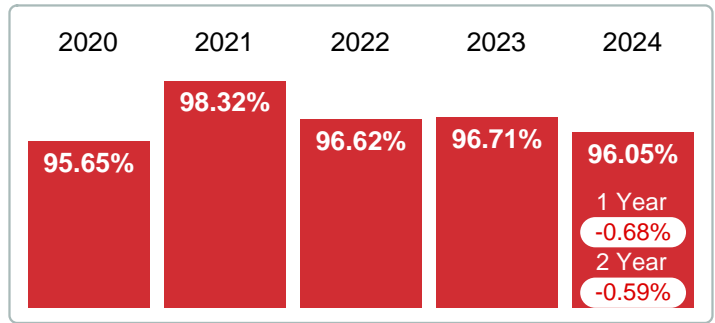
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

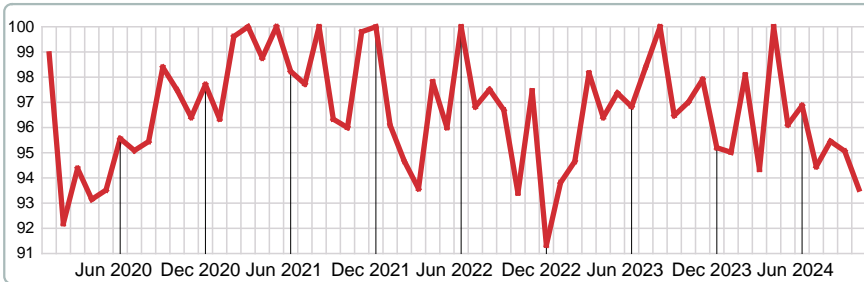
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

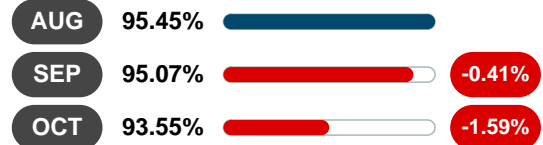


### 3 MONTHS

5 year OCT AVG = 95.49%

High Apr 2024 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **93.55%**  
below the 5 yr OCT average of **95.49%**



## 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
\$75,000 and less	1	7.14%	91.46%	0.00%	91.46%	0.00%	0.00%
\$75,001 - \$125,000	2	14.29%	88.89%	88.89%	0.00%	0.00%	0.00%
\$125,001 - \$125,000	0	0.00%	88.89%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$200,000	5	35.71%	93.55%	92.09%	94.57%	0.00%	0.00%
\$200,001 - \$275,000	2	14.29%	94.57%	100.00%	89.13%	0.00%	0.00%
\$275,001 - \$575,000	2	14.29%	98.16%	0.00%	98.16%	0.00%	0.00%
\$575,001 and up	2	14.29%	92.31%	0.00%	92.31%	0.00%	0.00%
Median Sold/List Ratio		93.55%		92.82%	94.57%	0.00%	0.00%
Total Closed Units		14	100%	6	8		
Total Closed Volume		3,843,900		853.50K	2.99M	0.00B	0.00B

# October 2024



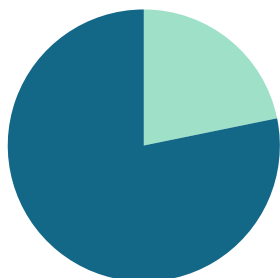
Area Delimited by County Of McIntosh - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

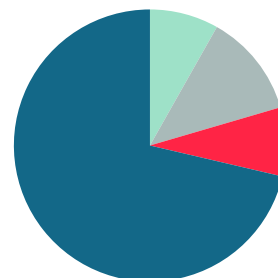


**Inventory**  
 New Listings  
**34 = 21.79%**  
 Start Inventory  
**122**  
 Total Inventory Units  
**156**  
 Volume  
**\$55,916,045**

### Market Activity

Closed Sales  
**14 = 8.19%**  
 Pending Sales  
**21 = 12.28%**  
 Other Off Market  
**14 = 8.19%**  
 Active Inventory  
**122 = 71.35%**

### MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	23	14	-39.13%	207	202	-2.42%
Pending Sales	24	21	-12.50%	215	205	-4.65%
New Listings	37	34	-8.11%	381	364	-4.46%
Median List Price	179,900	193,750	7.70%	199,900	199,950	0.02%
Median Sale Price	170,000	168,450	-0.91%	190,000	191,775	0.93%
Median Percent of Selling Price to List Price	97.01%	93.55%	-3.56%	96.71%	96.05%	-0.68%
Median Days on Market to Sale	34.00	99.50	192.65%	33.00	35.00	6.06%
Monthly Inventory	110	122	10.91%	110	122	10.91%
Months Supply of Inventory	5.26	6.23	18.46%	5.26	6.23	18.46%

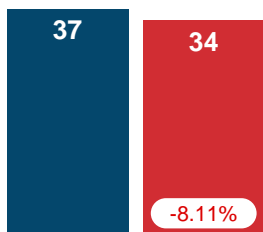
**Absorption:** Last 12 months, an Average of **20** Sales/Month

**Inventory** on October 31, 2024 = **122** 2023 2024

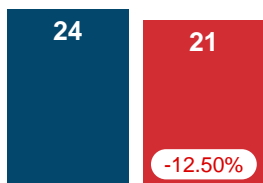
### OCTOBER MARKET

### MEDIAN PRICES

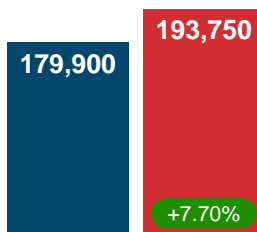
#### New Listings



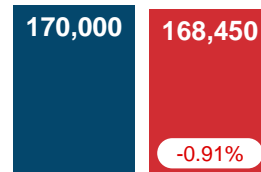
#### Pending Listings



#### List Price



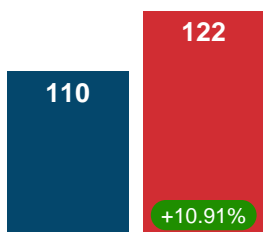
#### Sale Price



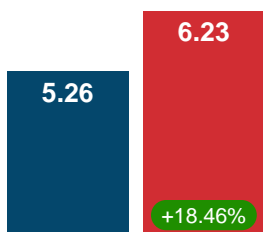
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

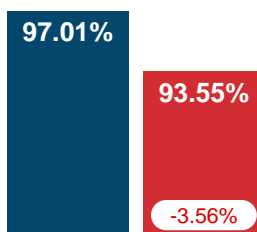
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

