

# October 2024



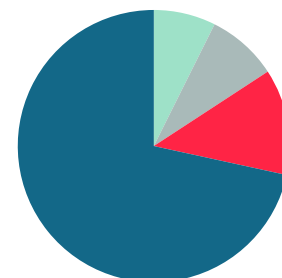
Area Delimited by County Of Sequoyah - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	October 2024	+/-%
Closed Listings	7	7	0.00%
Pending Listings	8	8	0.00%
New Listings	20	17	-15.00%
Average List Price	167,529	226,000	34.90%
Average Sale Price	165,271	215,557	30.43%
Average Percent of Selling Price to List Price	95.36%	94.84%	-0.55%
Average Days on Market to Sale	39.43	72.29	83.33%
End of Month Inventory	72	68	-5.56%
Months Supply of Inventory	7.20	6.86	-4.76%



■ Closed (7.37%)  
■ Pending (8.42%)  
■ Other OffMarket (12.63%)  
■ Active (71.58%)

**Absorption:** Last 12 months, an Average of **10** Sales/Month  
**Active Inventory** as of October 31, 2024 = **68**

### Analysis Wrap-Up

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

The total housing inventory at the end of October 2024 decreased **5.56%** to 68 existing homes available for sale. Over the last 12 months this area has had an average of 10 closed sales per month. This represents an unsold inventory index of **6.86** 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 **30.43%** in October 2024 to \$215,557 versus the previous year at \$165,271.

#### Average Days on Market Lengthens

The average number of **72.29** days that homes spent on the market before selling increased by 32.86 days or **83.33%** in October 2024 compared to last year's same month at **39.43** 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 17 New Listings in October 2024, down **15.00%** from last year at 20. Furthermore, there were 7 Closed Listings this month versus last year at 7, a **0.00%** decrease.

Closed versus Listed trends yielded a **41.2%** ratio, up from previous year's, October 2023, at **35.0%**, a **17.65%** upswing. This will certainly create pressure on a decreasing Month's 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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.**

# October 2024



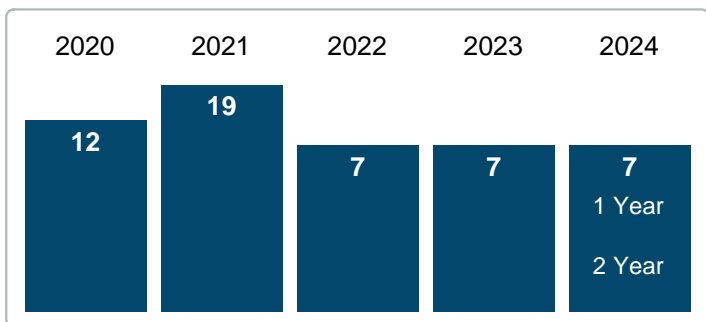
Area Delimited by County Of Sequoyah - Residential Property Type



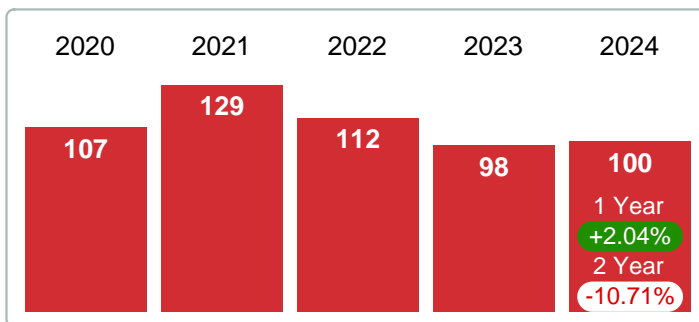
## CLOSED LISTINGS

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

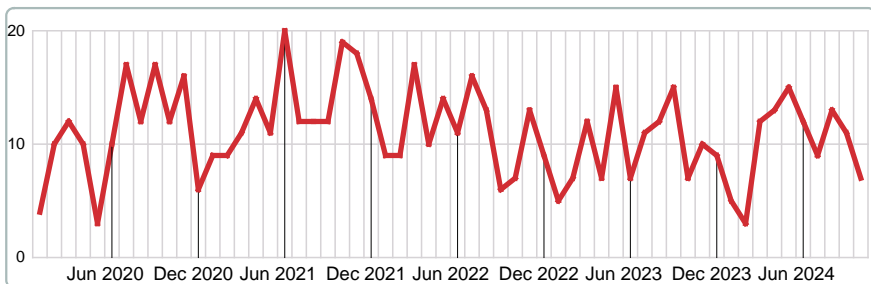
### OCTOBER



### YEAR TO DATE (YTD)

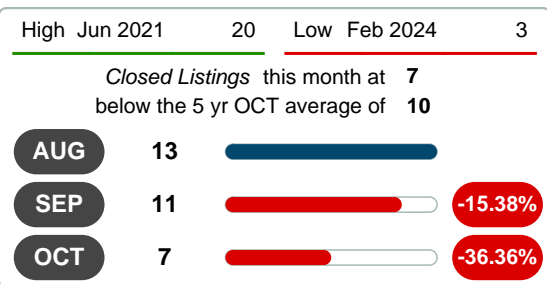


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 10



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	0	0.00%	0.0	0	0	0	0
\$75,001 - \$125,000	1	14.29%	60.0	1	0	0	0
\$125,001 - \$150,000	1	14.29%	22.0	1	0	0	0
\$150,001 - \$200,000	1	14.29%	165.0	0	1	0	0
\$200,001 - \$275,000	2	28.57%	26.5	0	0	2	0
\$275,001 - \$425,000	2	28.57%	103.0	0	0	1	1
\$425,001 and up	0	0.00%	0.0	0	0	0	0
<b>Total Closed Units</b>	<b>7</b>			<b>2</b>	<b>1</b>	<b>3</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>1,508,900</b>	<b>100%</b>	<b>72.3</b>	<b>220.00K</b>	<b>165.00K</b>	<b>698.90K</b>	<b>425.00K</b>
<b>Average Closed Price</b>	<b>\$215,557</b>			<b>\$110,000</b>	<b>\$165,000</b>	<b>\$232,967</b>	<b>\$425,000</b>

# October 2024



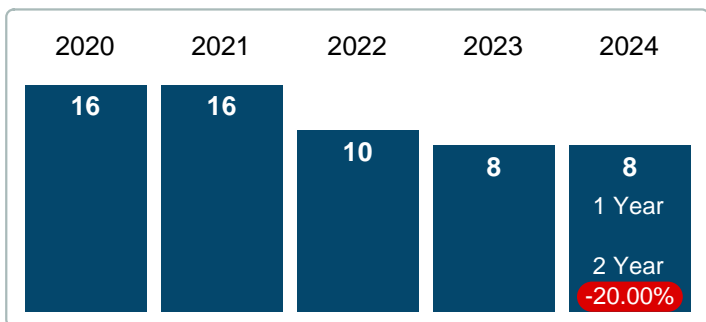
Area Delimited by County Of Sequoyah - Residential Property Type



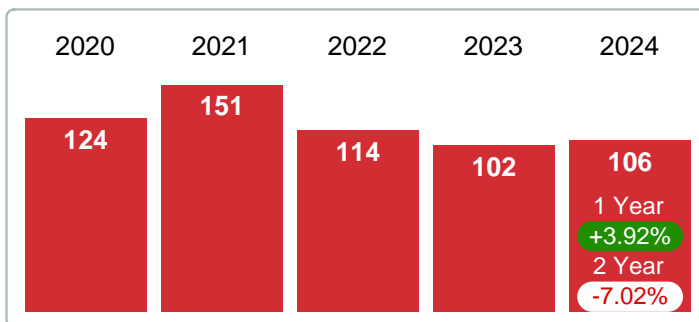
## PENDING LISTINGS

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

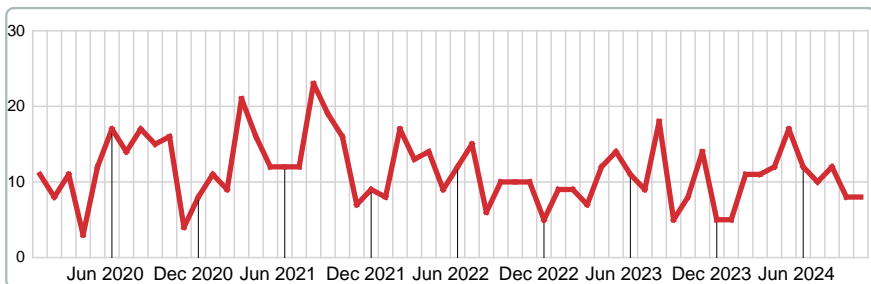
### OCTOBER



### YEAR TO DATE (YTD)

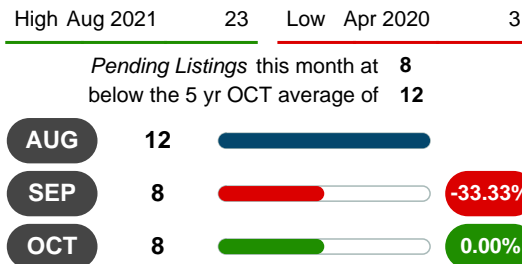


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 12



### 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	0	0.00%	0.0	0	0	0	0
\$75,001 - \$75,000	0	0.00%	0.0	0	0	0	0
\$75,001 - \$175,000	3	37.50%	88.7	1	1	1	0
\$175,001 - \$200,000	2	25.00%	42.0	0	2	0	0
\$200,001 - \$225,000	2	25.00%	50.0	1	0	1	0
\$225,001 - \$775,000	1	12.50%	0.0	0	1	0	0
\$775,001 and up	0	0.00%	0.0	0	0	0	0
<b>Total Pending Units</b>	<b>8</b>			<b>2</b>	<b>4</b>	<b>2</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>1,942,900</b>	<b>100%</b>	<b>92.7</b>	<b>319.00K</b>	<b>1.32M</b>	<b>303.90K</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$164,333</b>			<b>\$159,500</b>	<b>\$330,000</b>	<b>\$151,950</b>	<b>\$0</b>

# October 2024



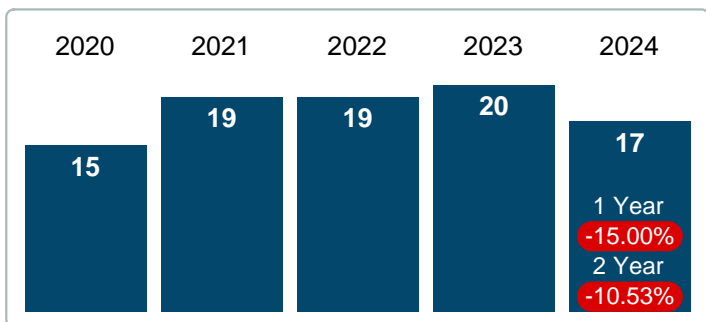
Area Delimited by County Of Sequoyah - Residential Property Type



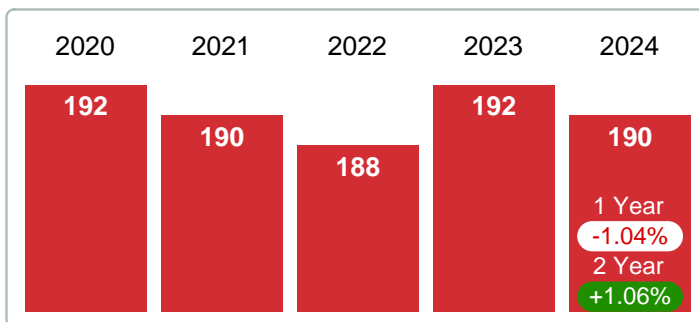
## NEW LISTINGS

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

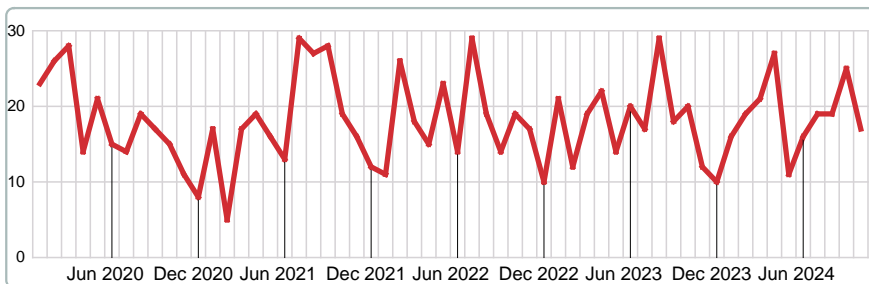
### OCTOBER



### YEAR TO DATE (YTD)

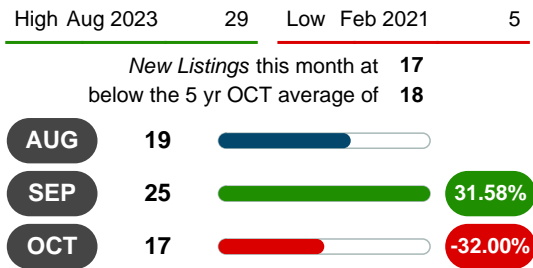


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 18



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	1	5.88%	1	0	0	0
\$50,001 - \$120,000	2	11.76%	1	1	0	0
\$120,001 - \$150,000	3	17.65%	0	3	0	0
\$150,001 - \$520,000	4	23.53%	2	1	1	0
\$520,001 - \$770,000	3	17.65%	0	2	0	1
\$770,001 - \$850,000	3	17.65%	0	2	1	0
\$850,001 and up	1	5.88%	0	0	1	0
<b>Total New Listed Units</b>		17	4	9	3	1
<b>Total New Listed Volume</b>		6,618,200	508.80K	3.56M	2.01M	544.50K
<b>Average New Listed Listing Price</b>		\$0	\$127,200	\$395,100	\$669,667	\$544,500

# October 2024



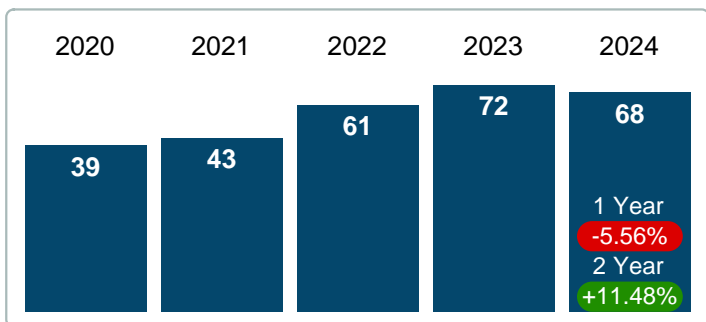
Area Delimited by County Of Sequoyah - Residential Property Type



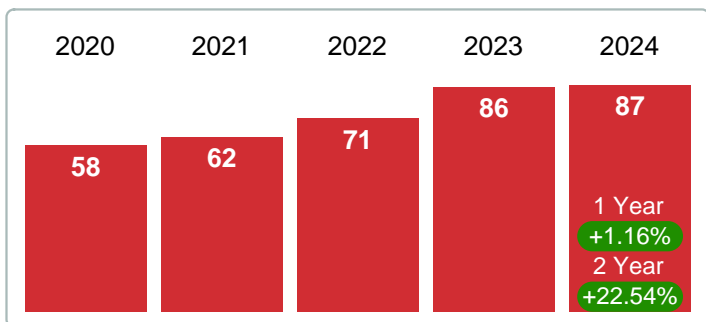
## ACTIVE INVENTORY

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

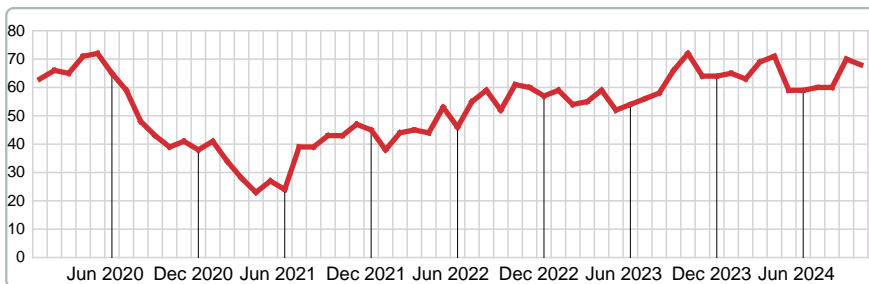
### END OF OCTOBER



### ACTIVE DURING OCTOBER

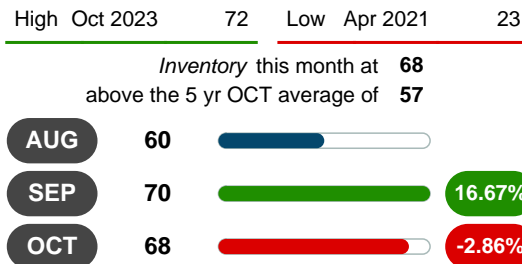


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 57



### 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	5	7.35%	53.8	2	3	0	0
\$100,001 - \$125,000	4	5.88%	36.0	2	2	0	0
\$125,001 - \$150,000	12	17.65%	63.2	2	9	1	0
\$150,001 - \$250,000	22	32.35%	61.6	4	13	4	1
\$250,001 - \$375,000	9	13.24%	117.2	1	4	4	0
\$375,001 - \$750,000	9	13.24%	104.1	0	5	3	1
\$750,001 and up	7	10.29%	44.0	0	3	3	1
<b>Total Active Inventory by Units</b>	<b>68</b>			<b>11</b>	<b>39</b>	<b>15</b>	<b>3</b>
<b>Total Active Inventory by Volume</b>	<b>21,084,277</b>	<b>100%</b>	<b>71.0</b>	<b>1.68M</b>	<b>10.54M</b>	<b>6.67M</b>	<b>2.19M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$310,063</b>			<b>\$152,691</b>	<b>\$270,374</b>	<b>\$444,707</b>	<b>\$729,833</b>

# October 2024



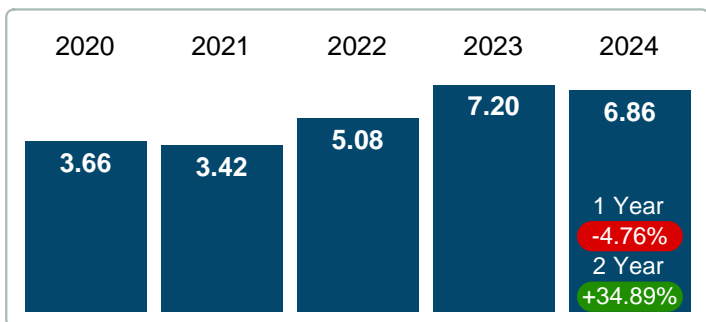
Area Delimited by County Of Sequoyah - Residential Property Type



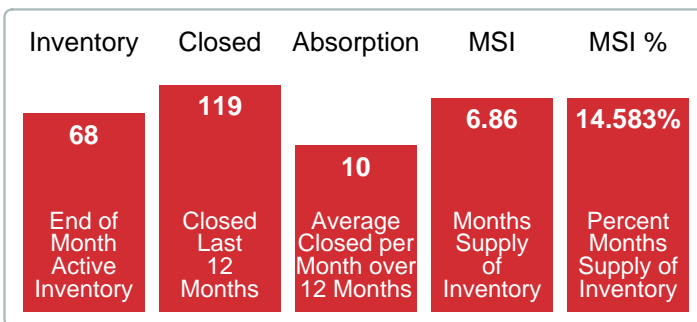
## MONTHS SUPPLY of INVENTORY (MSI)

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

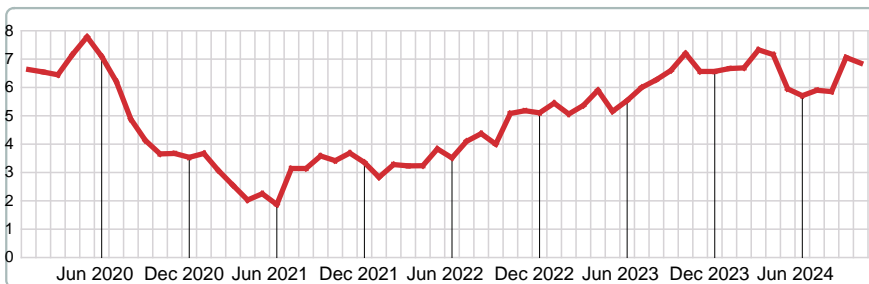
### MSI FOR OCTOBER



### INDICATORS FOR OCTOBER 2024

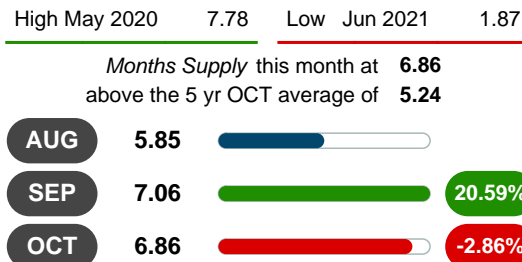


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 5.24



### 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	5	7.35%	2.40	2.18	2.77	0.00	0.00
\$100,001 - \$125,000	4	5.88%	6.86	6.00	8.00	0.00	0.00
\$125,001 - \$150,000	12	17.65%	7.20	4.80	8.31	6.00	0.00
\$150,001 - \$250,000	22	32.35%	8.00	6.86	9.18	6.00	12.00
\$250,001 - \$375,000	9	13.24%	5.68	6.00	5.33	8.00	0.00
\$375,001 - \$750,000	9	13.24%	9.00	0.00	10.00	12.00	12.00
\$750,001 and up	7	10.29%	28.00	0.00	36.00	36.00	12.00
Market Supply of Inventory (MSI)			6.86	4.26	7.55	8.57	7.20
Total Active Inventory by Units		100%	6.86	11	39	15	3

# October 2024



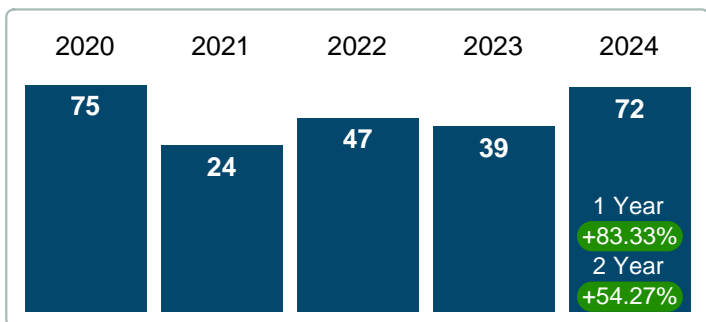
Area Delimited by County Of Sequoyah - Residential Property Type



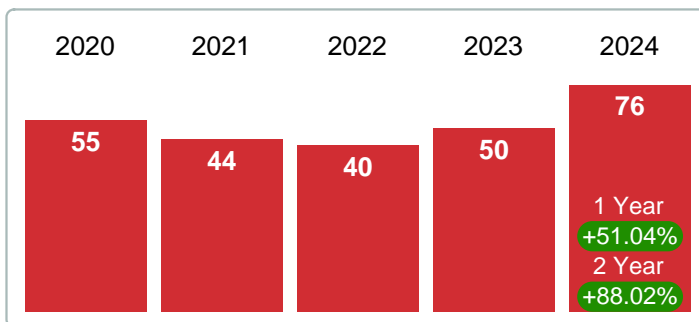
## AVERAGE DAYS ON MARKET TO SALE

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

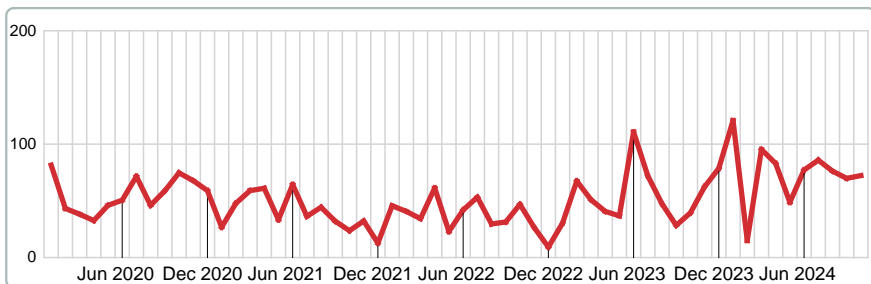
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

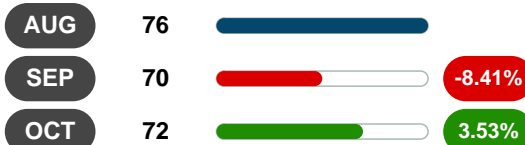


### 3 MONTHS

5 year OCT AVG = 51

High Jan 2024 121 Low Dec 2022 9

Average Days on Market to Sale this month at 72 above the 5 yr OCT average of 51



### 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
\$75,000 and less	0.00%	0	0	0	0	0
\$75,001 - \$125,000	14.29%	60	60	0	0	0
\$125,001 - \$150,000	14.29%	22	22	0	0	0
\$150,001 - \$200,000	14.29%	165	0	165	0	0
\$200,001 - \$275,000	28.57%	27	0	0	27	0
\$275,001 - \$425,000	28.57%	103	0	0	44	162
\$425,001 and up	0.00%	0	0	0	0	0
<b>Average Closed DOM</b>		<b>72</b>	<b>41</b>	<b>165</b>	<b>32</b>	<b>162</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>72</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>1,508,900</b>	<b>220.00K</b>	<b>165.00K</b>	<b>698.90K</b>	<b>425.00K</b>

# October 2024



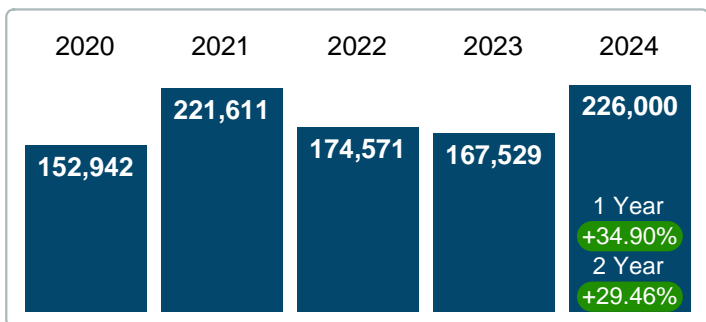
Area Delimited by County Of Sequoyah - Residential Property Type



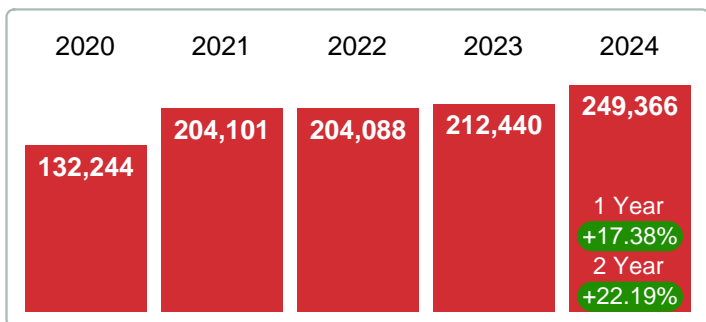
## AVERAGE LIST PRICE AT CLOSING

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

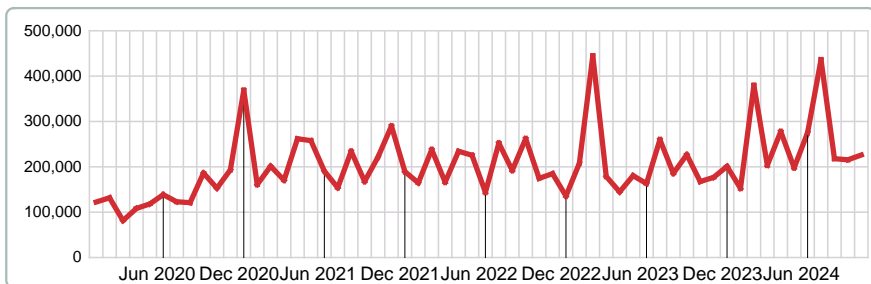
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 188,530

High Feb 2023 444,700    Low Mar 2020 81,517

Average List Price at Closing this month at **226,000**  
above the 5 yr OCT average of **188,530**

- AUG** 217,942
- SEP** 215,478 (-1.13%)
- OCT** 226,000 (4.88%)

### 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
\$75,000 and less	0.00%	0	0	0	0	0
\$75,001 - \$125,000	14.29%	94,000	94,000	0	0	0
\$125,001 - \$150,000	14.29%	144,000	144,000	0	0	0
\$150,001 - \$200,000	14.29%	175,000	0	175,000	0	0
\$200,001 - \$275,000	28.57%	219,000	0	0	219,000	0
\$275,001 - \$425,000	14.29%	282,000	0	0	282,000	449,000
\$425,001 and up	14.29%	449,000	0	0	0	0
<b>Average List Price</b>		<b>226,000</b>	<b>119,000</b>	<b>175,000</b>	<b>240,000</b>	<b>449,000</b>
<b>Total Closed Units</b>		<b>7</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>1,582,000</b>	<b>238.00K</b>	<b>175.00K</b>	<b>720.00K</b>	<b>449.00K</b>



# October 2024



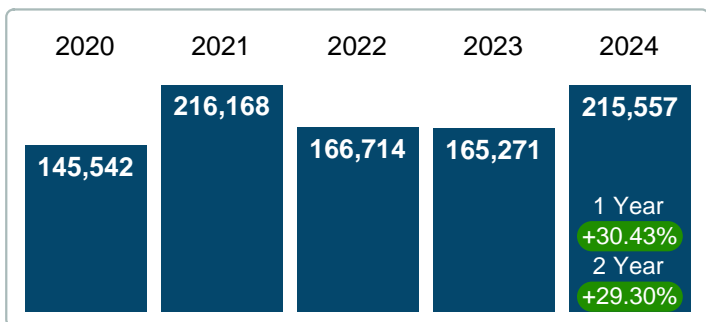
Area Delimited by County Of Sequoyah - Residential Property Type



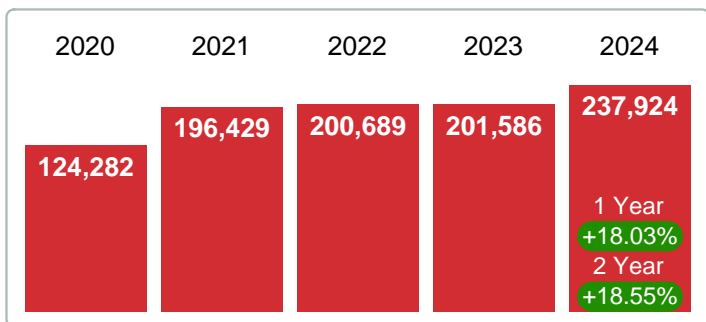
## AVERAGE SOLD PRICE AT CLOSING

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

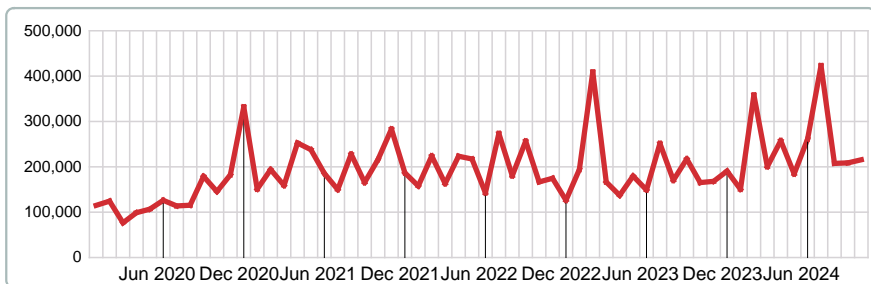
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

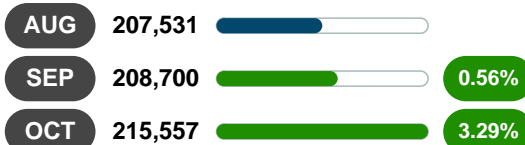


### 3 MONTHS

5 year OCT AVG = 181,851

High Jul 2024 423,164 Low Mar 2020 76,577

Average Sold Price at Closing this month at **215,557** above the 5 yr OCT average of **181,851**



### 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
\$75,000 and less	0.00%	0	0	0	0	0
\$75,001 - \$125,000	14.29%	85,000	85,000	0	0	0
\$125,001 - \$150,000	14.29%	135,000	135,000	0	0	0
\$150,001 - \$200,000	14.29%	165,000	0	165,000	0	0
\$200,001 - \$275,000	28.57%	209,500	0	0	209,500	0
\$275,001 - \$425,000	28.57%	352,450	0	0	279,900	425,000
\$425,001 and up	0.00%	0	0	0	0	0
<b>Average Sold Price</b>		<b>215,557</b>	<b>110,000</b>	<b>165,000</b>	<b>232,967</b>	<b>425,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>215,557</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>1,508,900</b>	<b>220.00K</b>	<b>165.00K</b>	<b>698.90K</b>	<b>425.00K</b>

# October 2024



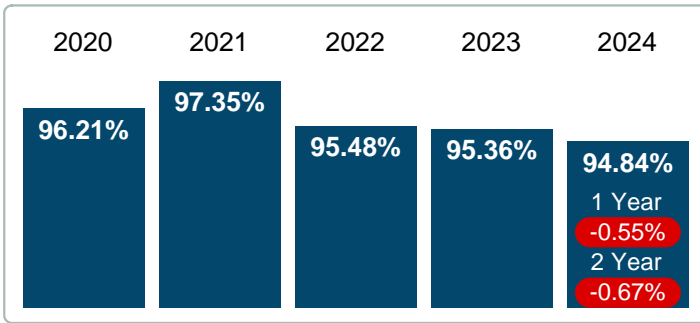
Area Delimited by County Of Sequoyah - Residential Property Type



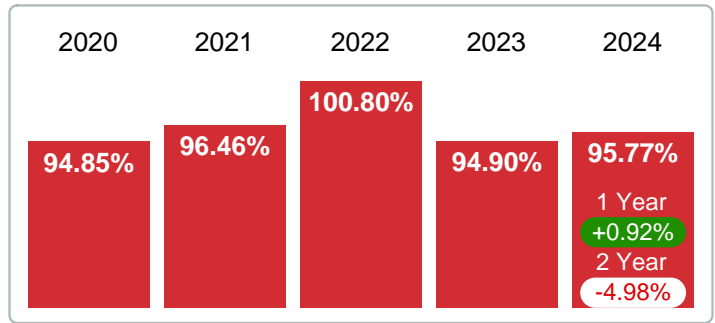
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

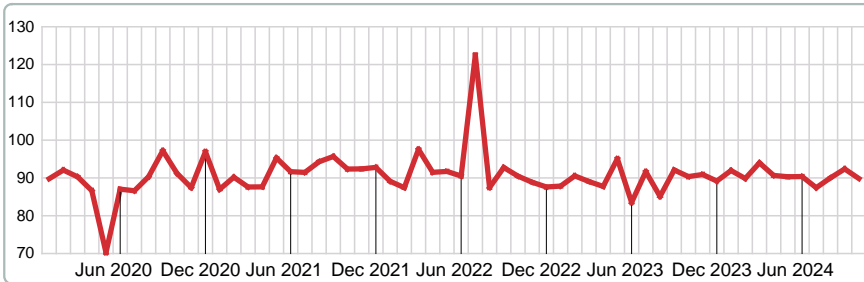
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

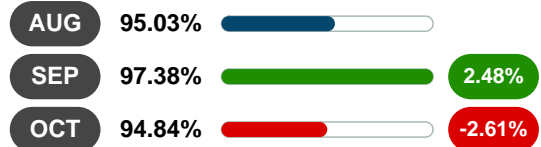


### 3 MONTHS

5 year OCT AVG = 95.85%

High Jul 2022 127.50% Low May 2020 75.25%

Average Sold/List Ratio this month at **94.84%** below the 5 yr OCT average of **95.85%**



### 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
\$75,000 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	1	14.29%	90.43%	90.43%	0.00%	0.00%	0.00%
\$125,001 - \$150,000	1	14.29%	93.75%	93.75%	0.00%	0.00%	0.00%
\$150,001 - \$200,000	1	14.29%	94.29%	0.00%	94.29%	0.00%	0.00%
\$200,001 - \$275,000	2	28.57%	95.76%	0.00%	0.00%	95.76%	0.00%
\$275,001 - \$425,000	2	28.57%	96.96%	0.00%	0.00%	99.26%	94.65%
\$425,001 and up	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Average Sold/List Ratio</b>			<b>94.80%</b>	<b>92.09%</b>	<b>94.29%</b>	<b>96.92%</b>	<b>94.65%</b>
<b>Total Closed Units</b>		<b>100%</b>	<b>94.80%</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>1</b>
<b>Total Closed Volume</b>				<b>220.00K</b>	<b>165.00K</b>	<b>698.90K</b>	<b>425.00K</b>

# October 2024



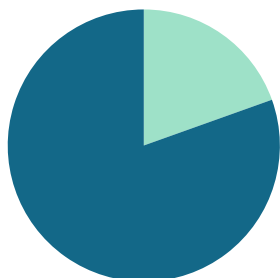
Area Delimited by County Of Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

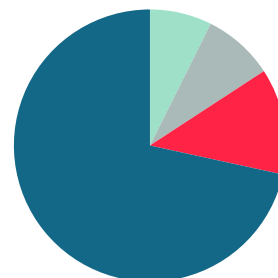


**Inventory**  
 New Listings  
 17 = 19.54%  
 Start Inventory  
 70  
 Total Inventory Units  
 87  
 Volume  
 \$27,893,377

### Market Activity

Closed Sales  
 7 = 7.37%  
 Pending Sales  
 8 = 8.42%  
 Other Off Market  
 12 = 12.63%  
 Active Inventory  
 68 = 71.58%

### MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	7	7	0.00%	98	100	2.04%
Pending Sales	8	8	0.00%	102	106	3.92%
New Listings	20	17	-15.00%	192	190	-1.04%
Average List Price	167,529	226,000	34.90%	212,440	249,366	17.38%
Average Sale Price	165,271	215,557	30.43%	201,586	237,924	18.03%
Average Percent of Selling Price to List Price	95.36%	94.84%	-0.55%	94.90%	95.77%	0.92%
Average Days on Market to Sale	39.43	72.29	83.33%	50.09	75.66	51.04%
Monthly Inventory	72	68	-5.56%	72	68	-5.56%
Months Supply of Inventory	7.20	6.86	-4.76%	7.20	6.86	-4.76%

**Absorption:** Last 12 months, an Average of 10 Sales/Month

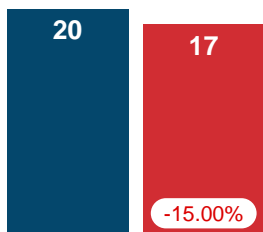
**Inventory** on October 31, 2024 = 68

2023 2024

### OCTOBER MARKET

### AVERAGE PRICES

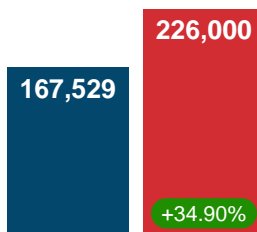
#### New Listings



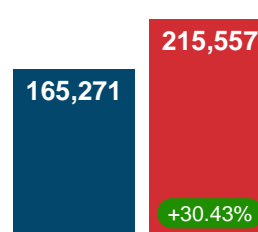
#### Pending Listings



#### List Price



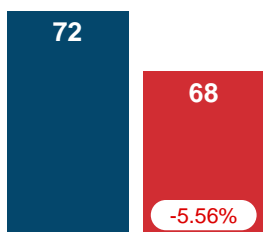
#### Sale Price



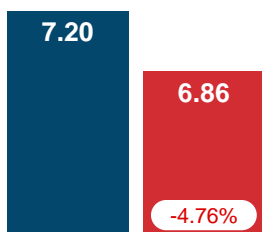
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

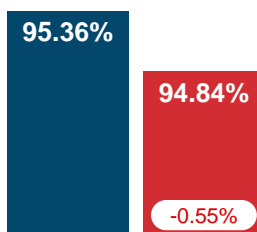
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

