

October 2024



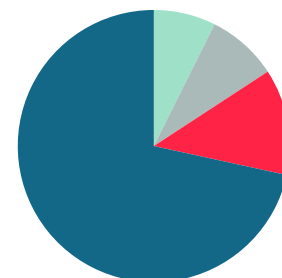
Area Delimited by County Of Sequoyah - Residential Property Type



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%
Median List Price	125,000	214,000	71.20%
Median Sale Price	125,000	205,000	64.00%
Median Percent of Selling Price to List Price	100.00%	94.29%	-5.71%
Median Days on Market to Sale	17.00	52.00	205.88%
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.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **64.00%** in October 2024 to \$205,000 versus the previous year at \$125,000.

Median Days on Market Lengthens

The median number of **52.00** days that homes spent on the market before selling increased by 35.00 days or **205.88%** in October 2024 compared to last year's same month at **17.00** DOM.

Sales Success for October 2024 is Positive

Overall, with Median Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 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

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

Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

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

October 2024



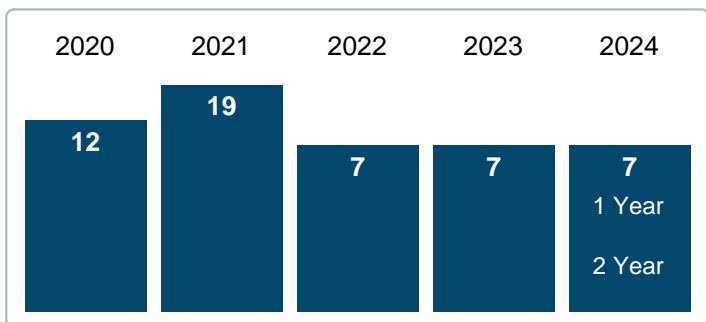
Area Delimited by County Of Sequoyah - Residential Property Type



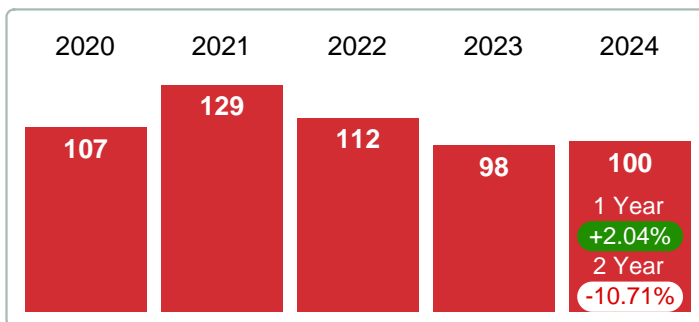
CLOSED LISTINGS

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

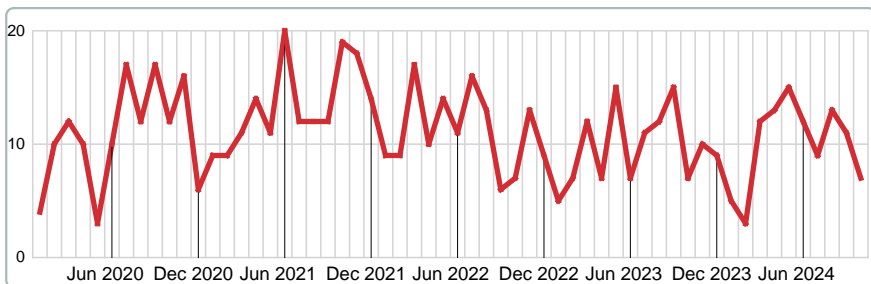
OCTOBER



YEAR TO DATE (YTD)

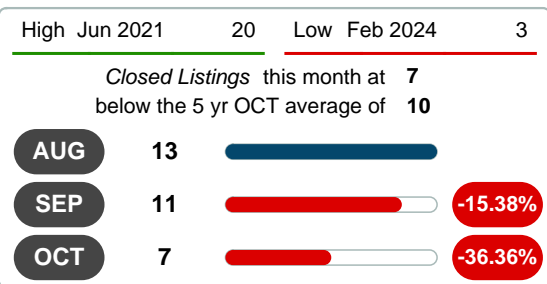


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 10



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	103.0	0	0	0	0
Total Closed Units	7			2	1	3	1
Total Closed Volume	1,508,900	100%	52.0	220.00K	165.00K	698.90K	425.00K
Median Closed Price	\$205,000			\$110,000	\$165,000	\$214,000	\$425,000

October 2024



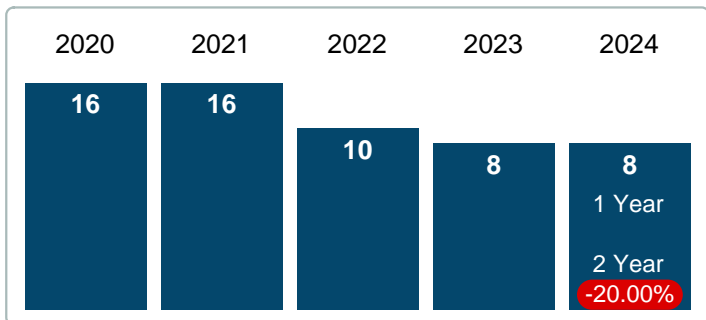
Area Delimited by County Of Sequoyah - Residential Property Type



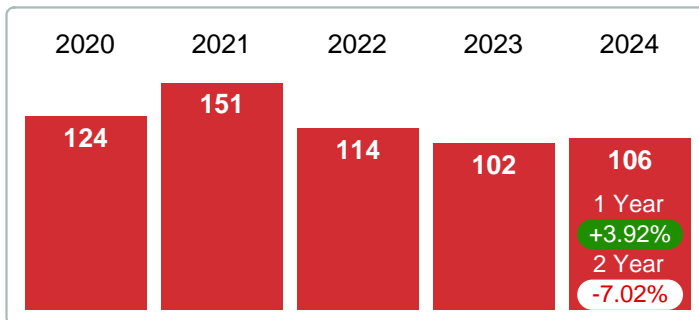
PENDING LISTINGS

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

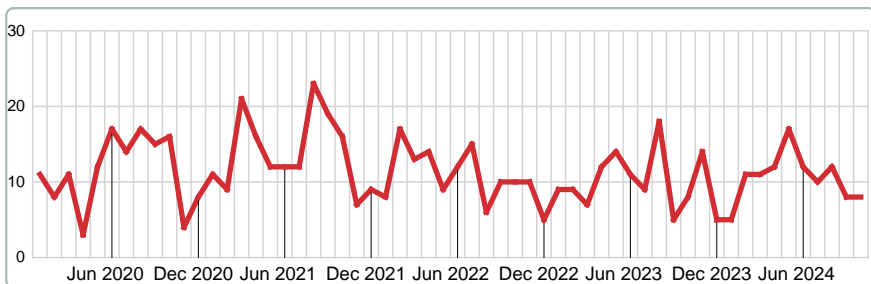
OCTOBER



YEAR TO DATE (YTD)

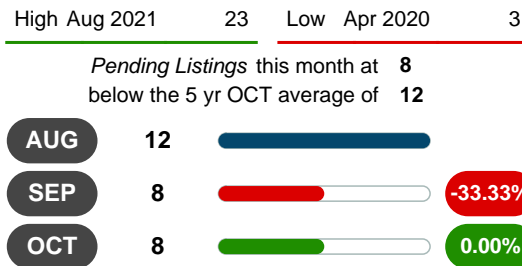


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 12



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	0	0.00%	103.0	0	0	0	0
\$75,001 - \$75,000	0	0.00%	103.0	0	0	0	0
\$75,001 - \$175,000	3	37.50%	60.0	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
Total Pending Units	8			2	4	2	0
Total Pending Volume	1,942,900	100%	50.0	319.00K	1.32M	303.90K	0.00B
Median Listing Price	\$185,000			\$159,500	\$185,000	\$151,950	\$0

October 2024



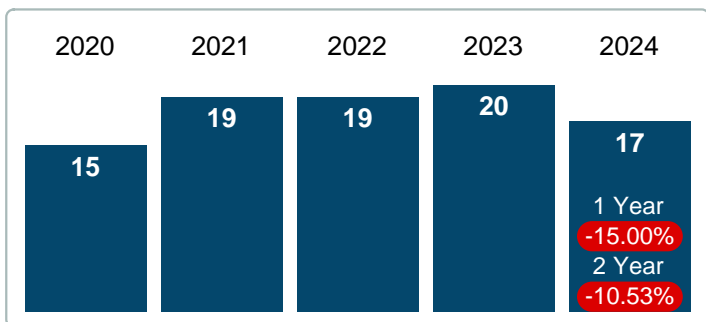
Area Delimited by County Of Sequoyah - Residential Property Type



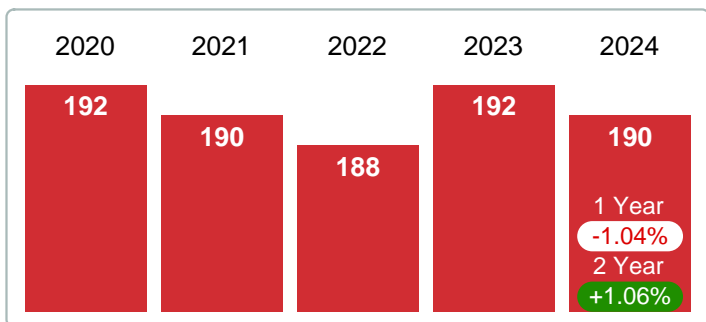
NEW LISTINGS

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

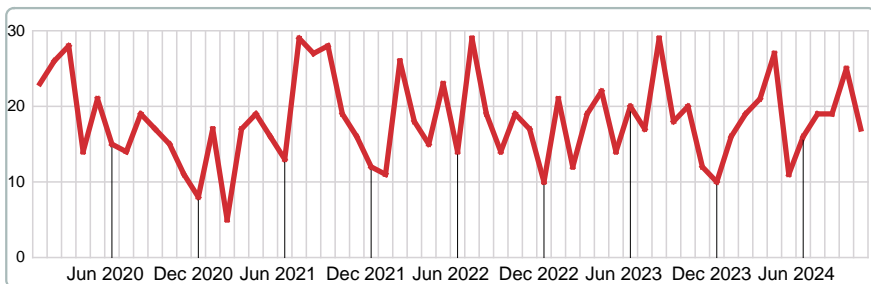
OCTOBER



YEAR TO DATE (YTD)

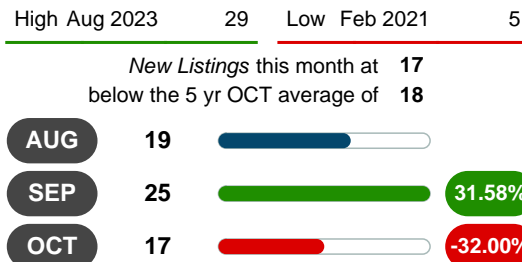


5 YEAR MARKET ACTIVITY TRENDS



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 - \$125,000	3	17.65%	1	2	0	0
\$125,001 - \$150,000	2	11.76%	0	2	0	0
\$150,001 - \$525,000	4	23.53%	2	1	1	0
\$525,001 - \$775,000	4	23.53%	0	3	0	1
\$775,001 - \$850,000	2	11.76%	0	1	1	0
\$850,001 and up	1	5.88%	0	0	1	0
Total New Listed Units	17		4	9	3	1
Total New Listed Volume	6,618,200	100%	508.80K	3.56M	2.01M	544.50K
Median New Listed Listing Price	\$184,000		\$135,450	\$154,900	\$830,000	\$544,500

October 2024



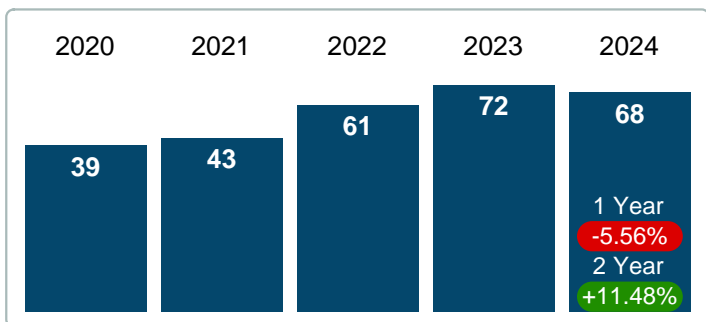
Area Delimited by County Of Sequoyah - Residential Property Type



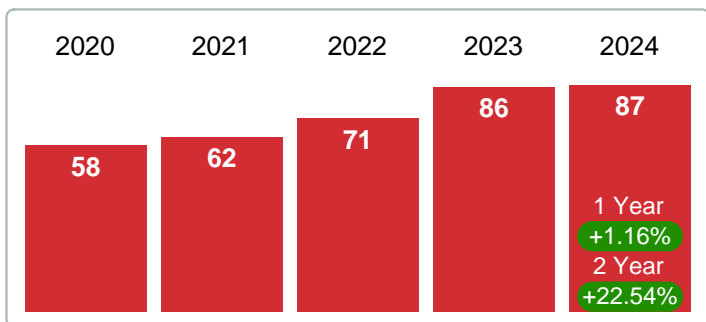
ACTIVE INVENTORY

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

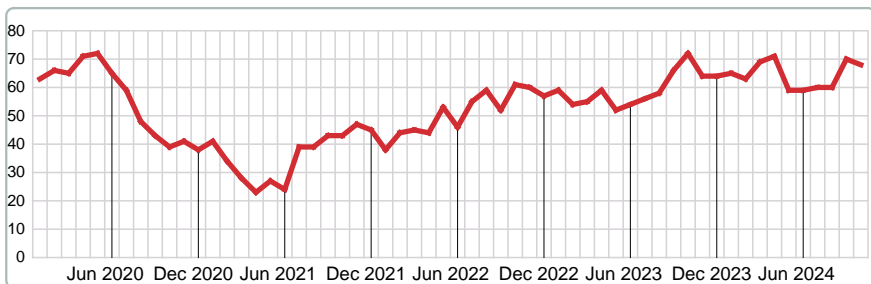
END OF OCTOBER



ACTIVE DURING OCTOBER

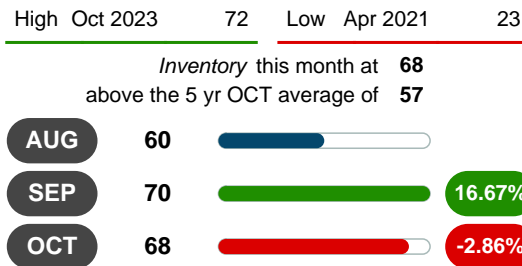


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 57



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	7.35%	34.0	2	3	0	0
\$100,001 - \$125,000	4	5.88%	34.5	2	2	0	0
\$125,001 - \$150,000	12	17.65%	60.5	2	9	1	0
\$150,001 - \$250,000	22	32.35%	53.0	4	13	4	1
\$250,001 - \$375,000	9	13.24%	99.0	1	4	4	0
\$375,001 - \$750,000	9	13.24%	132.0	0	5	3	1
\$750,001 and up	7	10.29%	22.0	0	3	3	1
Total Active Inventory by Units	68			11	39	15	3
Total Active Inventory by Volume	21,084,277	100%	53.5	1.68M	10.54M	6.67M	2.19M
Median Active Inventory Listing Price	\$197,000			\$149,900	\$175,000	\$297,200	\$544,500

October 2024



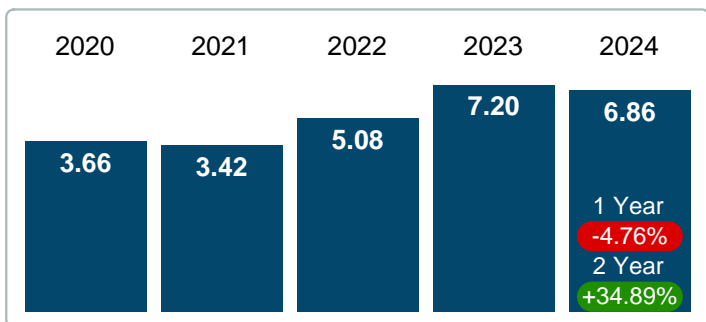
Area Delimited by County Of Sequoyah - Residential Property Type



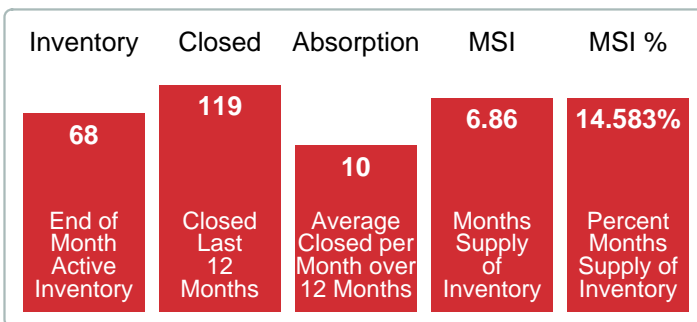
MONTHS SUPPLY of INVENTORY (MSI)

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

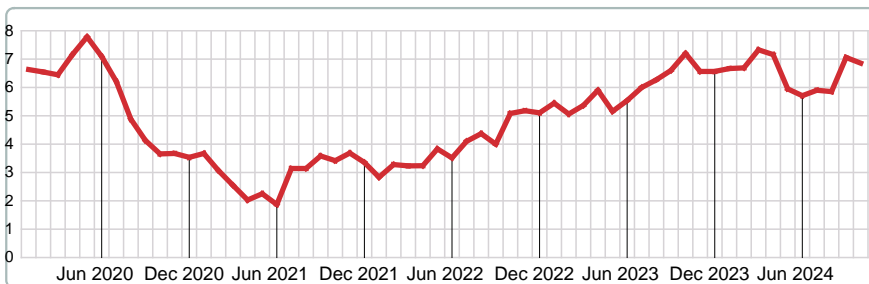
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2024

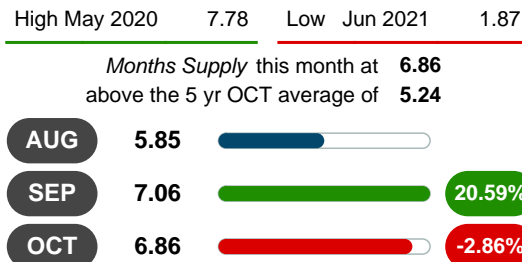


5 YEAR MARKET ACTIVITY TRENDS



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



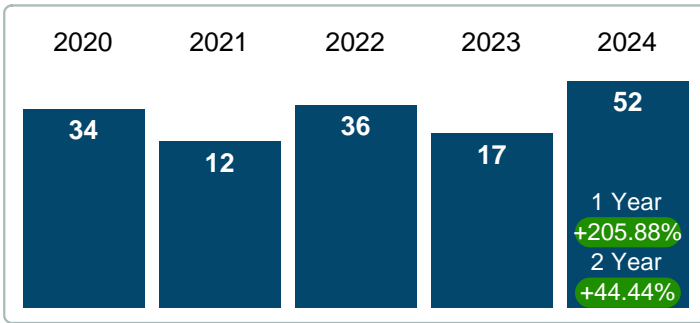
Area Delimited by County Of Sequoyah - Residential Property Type



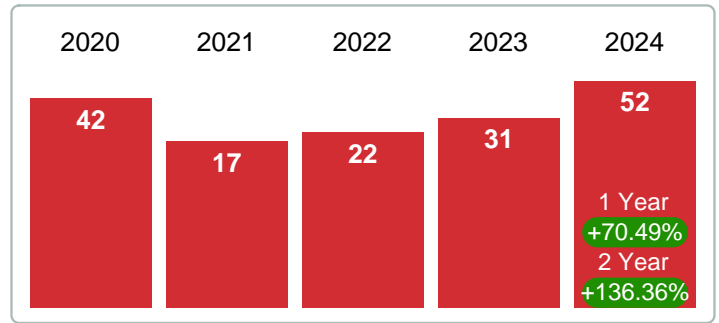
MEDIAN DAYS ON MARKET TO SALE

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

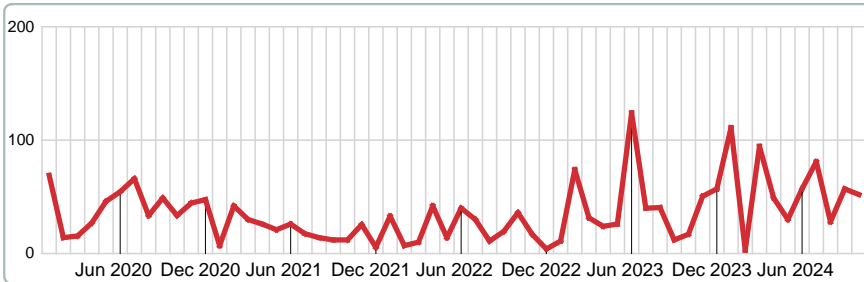
OCTOBER



YEAR TO DATE (YTD)

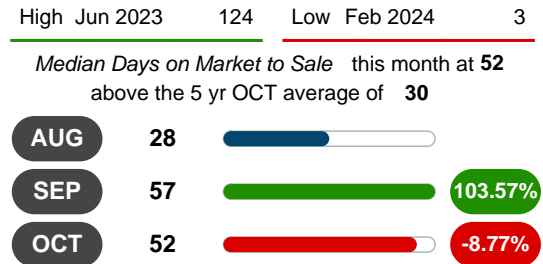


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 30



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	0	0.00%	22	0	0	0	0
\$75,001 - \$125,000	1	14.29%	60	60	0	0	0
\$125,001 - \$150,000	1	14.29%	22	22	0	0	0
\$150,001 - \$200,000	1	14.29%	165	0	165	0	0
\$200,001 - \$275,000	2	28.57%	27	0	0	27	0
\$275,001 - \$425,000	2	28.57%	103	0	0	44	162
\$425,001 and up	0	0.00%	103	0	0	0	0
Median Closed DOM			52	41	165	44	162
Total Closed Units		100%	52.0	2	1	3	1
Total Closed Volume			1,508,900	220.00K	165.00K	698.90K	425.00K

October 2024



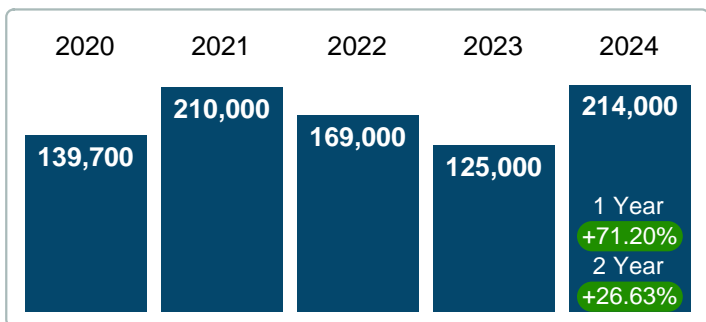
Area Delimited by County Of Sequoyah - Residential Property Type



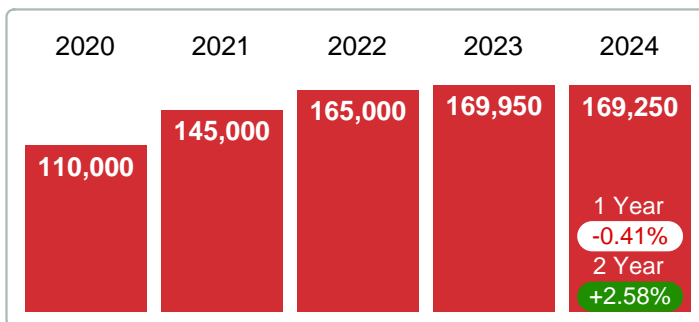
MEDIAN LIST PRICE AT CLOSING

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

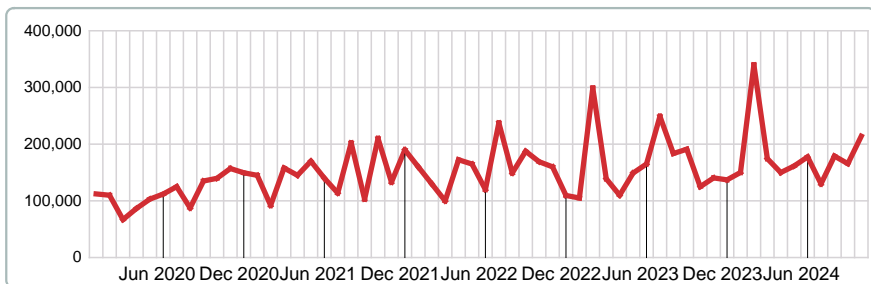
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 171,540

High Feb 2024 339,900 Low Mar 2020 66,950

Median List Price at Closing this month at **214,000**
above the 5 yr OCT average of **171,540**

- AUG** 179,000
- SEP** 165,555 -7.51%
- OCT** 214,000 29.26%

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%	103	0	0	0	0
\$75,001 - \$125,000	1	14.29%	94,000	94,000	0	0	0
\$125,001 - \$150,000	1	14.29%	144,000	144,000	0	0	0
\$150,001 - \$200,000	1	14.29%	175,000	0	175,000	0	0
\$200,001 - \$275,000	2	28.57%	219,000	0	0	219,000	0
\$275,001 - \$425,000	1	14.29%	282,000	0	0	282,000	0
\$425,001 and up	1	14.29%	449,000	0	0	0	449,000
Median List Price			214,000	119,000	175,000	224,000	449,000
Total Closed Units		100%	214,000	2	1	3	1
Total Closed Volume			1,582,000	238.00K	175.00K	720.00K	449.00K

October 2024



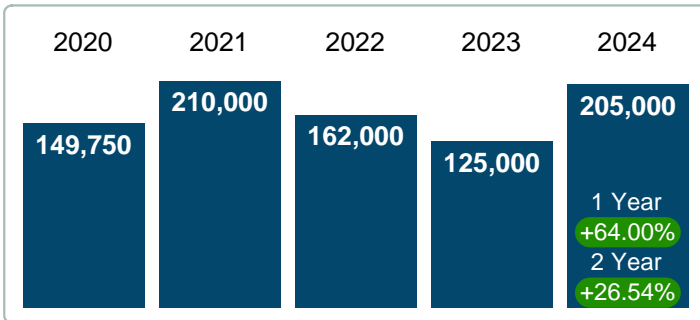
Area Delimited by County Of Sequoyah - Residential Property Type



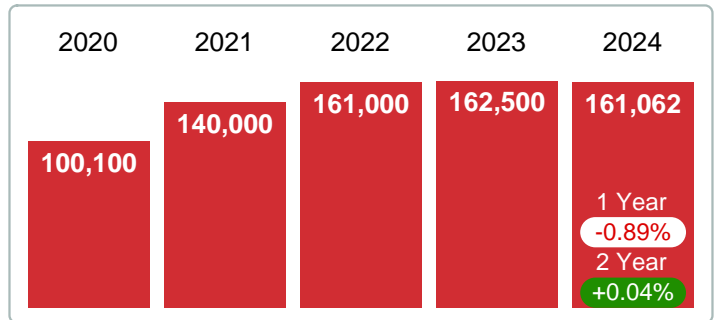
MEDIAN SOLD PRICE AT CLOSING

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

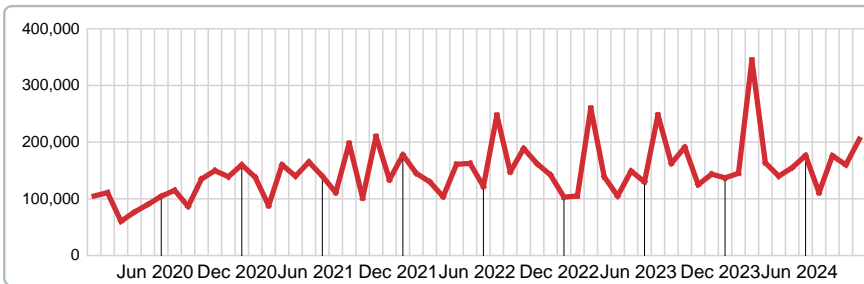
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

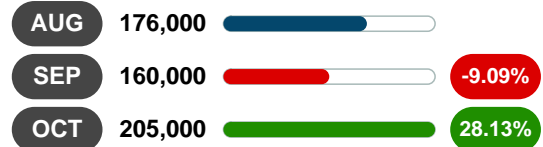


3 MONTHS

5 year OCT AVG = 170,350

High Feb 2024 344,900 Low Mar 2020 60,388

Median Sold Price at Closing this month at **205,000** above the 5 yr OCT average of **170,350**



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	0	0.00%	449,000	0	0	0	0
\$75,001 - \$125,000	1	14.29%	85,000	85,000	0	0	0
\$125,001 - \$150,000	1	14.29%	135,000	135,000	0	0	0
\$150,001 - \$200,000	1	14.29%	165,000	0	165,000	0	0
\$200,001 - \$275,000	2	28.57%	209,500	0	0	209,500	0
\$275,001 - \$425,000	2	28.57%	352,450	0	0	279,900	425,000
\$425,001 and up	0	0.00%	352,450	0	0	0	0
Median Sold Price			205,000	110,000	165,000	214,000	425,000
Total Closed Units		100%	205,000	2	1	3	1
Total Closed Volume			1,508,900	220.00K	165.00K	698.90K	425.00K

October 2024



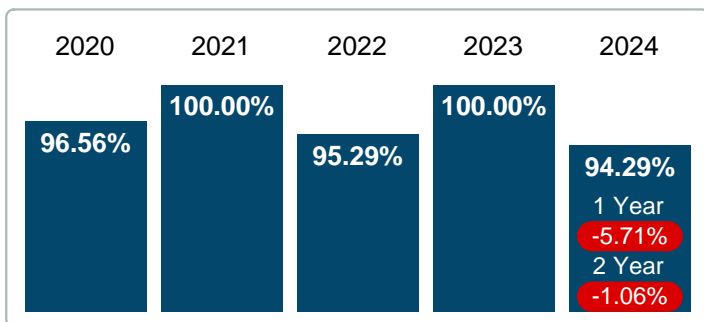
Area Delimited by County Of Sequoyah - Residential Property Type



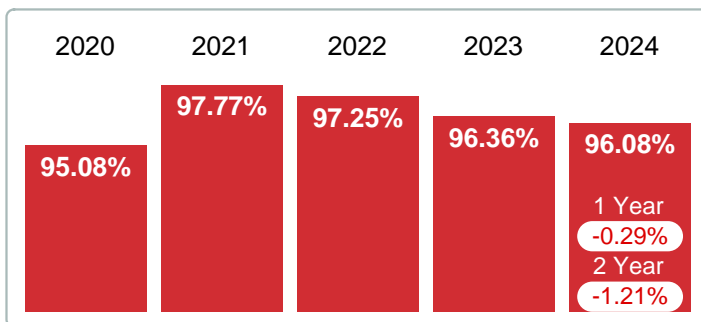
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

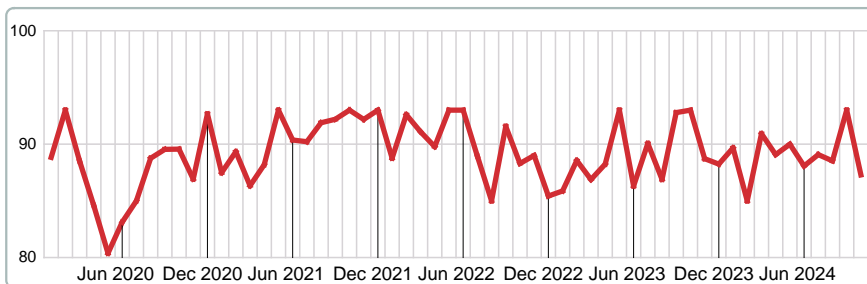
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

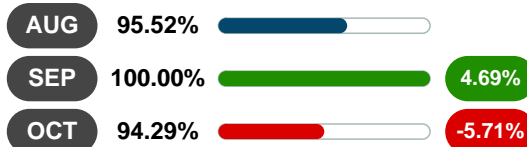


3 MONTHS

5 year OCT AVG = 97.23%

High Sep 2024 100.00% Low May 2020 87.38%

Median Sold/List Ratio this month at **94.29%**
below the 5 yr OCT average of **97.23%**



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	0	0.00%	92.45%	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%	96.96%	0.00%	0.00%	0.00%	0.00%
Median Sold/List Ratio		94.29%		92.09%	94.29%	99.26%	94.65%
Total Closed Units		7	100%	2	1	3	1
Total Closed Volume		1,508,900		220.00K	165.00K	698.90K	425.00K

October 2024



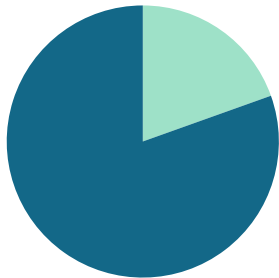
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

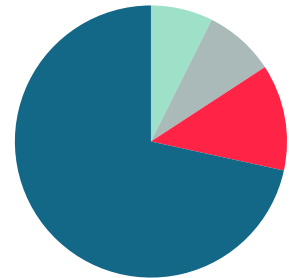


Inventory
 New Listings
 17 = 19.54%
 Start Inventory
 70
 Total Inventory Units
 87
 Volume
 \$27,893,377

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%
Median List Price	125,000	214,000	71.20%	169,950	169,250	-0.41%
Median Sale Price	125,000	205,000	64.00%	162,500	161,062	-0.89%
Median Percent of Selling Price to List Price	100.00%	94.29%	-5.71%	96.36%	96.08%	-0.29%
Median Days on Market to Sale	17.00	52.00	205.88%	30.50	52.00	70.49%
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

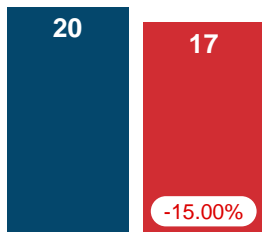
Inventory on October 31, 2024 = 68

2023 2024

OCTOBER MARKET

MEDIAN PRICES

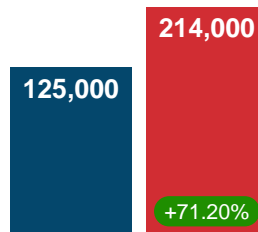
New Listings



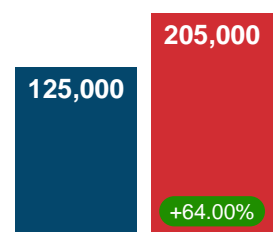
Pending Listings



List Price



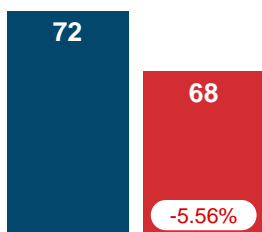
Sale Price



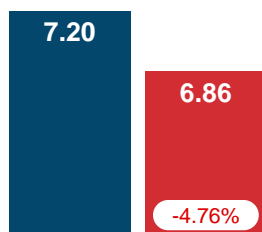
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

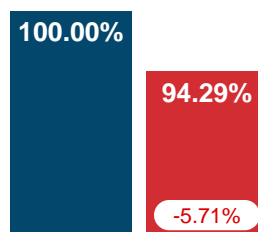
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

