

November 2024



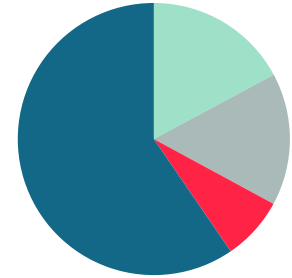
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2023	2024	+/-%
Closed Listings	899	978	8.79%
Pending Listings	795	897	12.83%
New Listings	1,216	1,207	-0.74%
Median List Price	250,000	265,375	6.15%
Median Sale Price	249,900	260,125	4.09%
Median Percent of Selling Price to List Price	99.05%	98.88%	-0.16%
Median Days on Market to Sale	15.00	20.00	33.33%
End of Month Inventory	2,821	3,394	20.31%
Months Supply of Inventory	2.72	3.24	19.11%



- Closed (17.16%)
- Pending (15.74%)
- Other OffMarket (7.55%)
- Active (59.55%)

Absorption: Last 12 months, an Average of **1,047** Sales/Month
Active Inventory as of November 30, 2024 = **3,394**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2024 rose **20.31%** to 3,394 existing homes available for sale. Over the last 12 months this area has had an average of 1,047 closed sales per month. This represents an unsold inventory index of **3.24** 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 **4.09%** in November 2024 to \$260,125 versus the previous year at \$249,900.

Median Days on Market Lengthens

The median number of **20.00** days that homes spent on the market before selling increased by 5.00 days or **33.33%** in November 2024 compared to last year's same month at **15.00** DOM.

Sales Success for November 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 1,207 New Listings in November 2024, down **0.74%** from last year at 1,216. Furthermore, there were 978 Closed Listings this month versus last year at 899, a **8.79%** increase.

Closed versus Listed trends yielded a **81.0%** ratio, up from previous year's, November 2023, at **73.9%**, a **9.60%** upswing. This will certainly create pressure on an increasing 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®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

November 2024



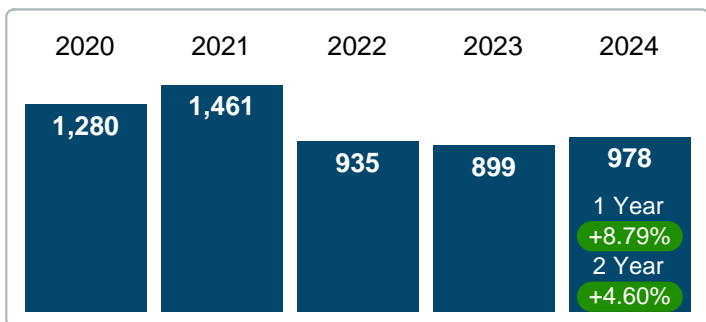
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



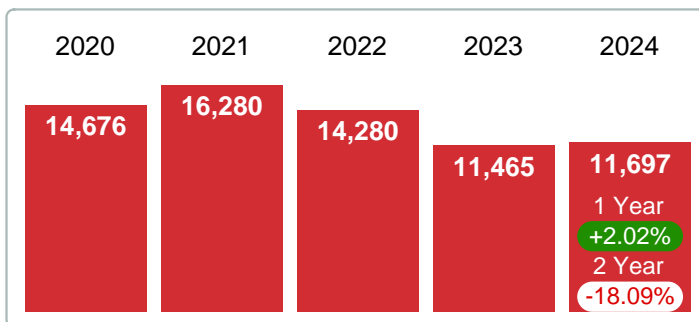
CLOSED LISTINGS

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

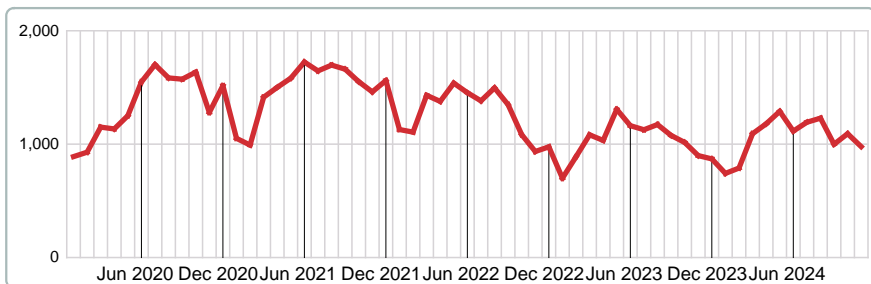
NOVEMBER



YEAR TO DATE (YTD)

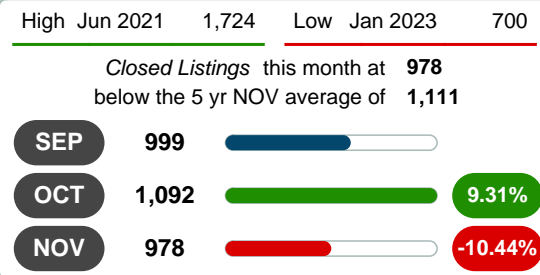


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 1,111



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	100	10.22%	14.5	52	41	7	0
\$125,001 - \$175,000	106	10.84%	9.0	29	65	12	0
\$175,001 - \$225,000	164	16.77%	20.0	19	121	23	1
\$225,001 - \$300,000	230	23.52%	20.5	9	161	60	0
\$300,001 - \$375,000	142	14.52%	28.0	4	70	59	9
\$375,001 - \$525,000	137	14.01%	30.0	3	51	68	15
\$525,001 and up	99	10.12%	18.0	3	15	60	21
Total Closed Units	978			119	524	289	46
Total Closed Volume	299,802,570	100%	20.0	19.00M	136.90M	117.71M	26.20M
Median Closed Price	\$260,125			\$145,000	\$242,000	\$350,000	\$504,000

November 2024



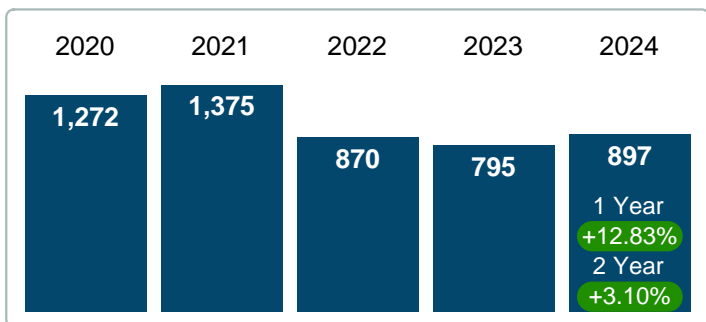
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



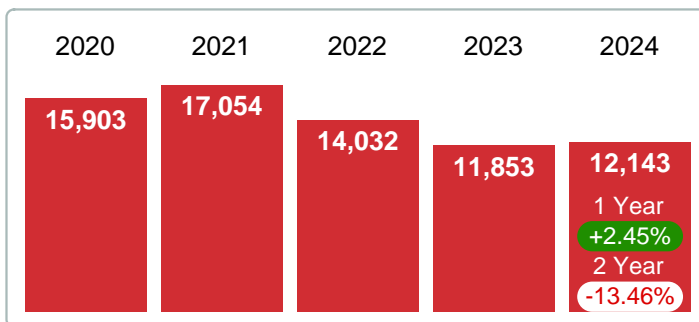
PENDING LISTINGS

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

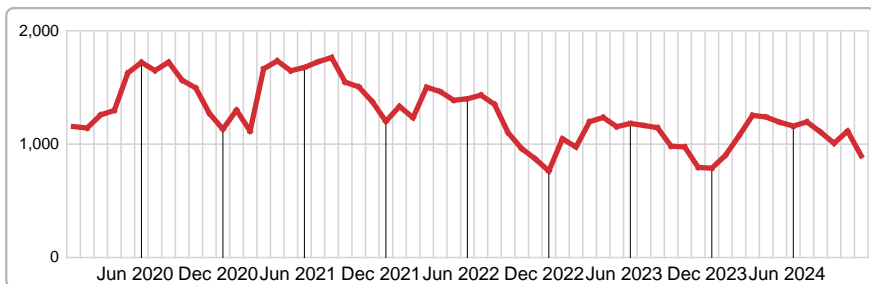
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

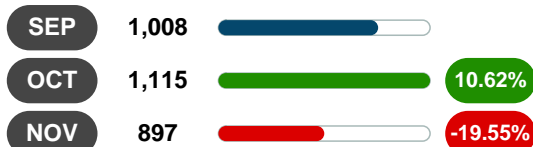


3 MONTHS

5 year NOV AVG = 1,042

High Aug 2021 1,764 Low Dec 2022 763

Pending Listings this month at **897**
below the 5 yr NOV average of **1,042**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	96	10.70%	19.5	50	43	3	0
\$125,001 - \$175,000	90	10.03%	20.5	27	54	7	2
\$175,001 - \$225,000	146	16.28%	20.0	16	115	15	0
\$225,001 - \$300,000	214	23.86%	26.0	7	144	53	10
\$300,001 - \$375,000	129	14.38%	44.0	5	65	51	8
\$375,001 - \$525,000	125	13.94%	47.0	7	46	62	10
\$525,001 and up	97	10.81%	44.0	1	23	51	22
Total Pending Units	897			113	490	242	52
Total Pending Volume	290,645,403	100%	28.0	18.98M	131.58M	101.33M	38.76M
Median Listing Price	\$265,000			\$139,000	\$244,950	\$369,450	\$465,000

November 2024



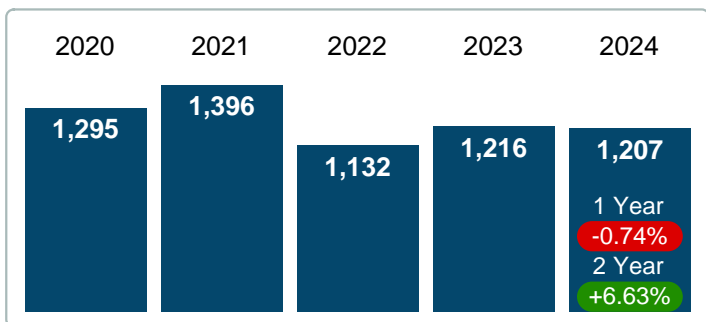
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



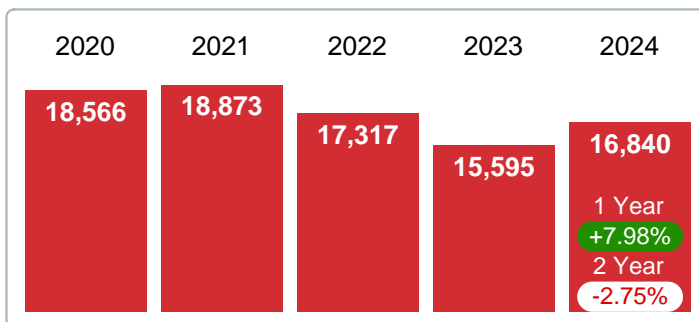
NEW LISTINGS

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

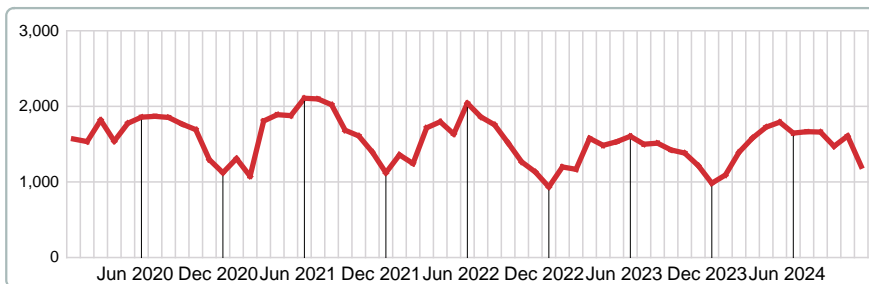
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

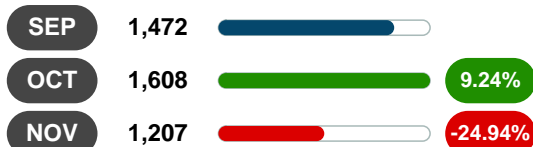


3 MONTHS

5 year NOV AVG = 1,249

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at 1,207 below the 5 yr NOV average of 1,249



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	116	9.61%	52	61	3	0
\$125,001 - \$175,000	105	8.70%	34	64	6	1
\$175,001 - \$225,000	159	13.17%	15	128	16	0
\$225,001 - \$325,000	350	29.00%	15	241	81	13
\$325,001 - \$425,000	184	15.24%	9	95	68	12
\$425,001 - \$575,000	156	12.92%	10	53	79	14
\$575,001 and up	137	11.35%	5	30	69	33
Total New Listed Units	1,207		140	672	322	73
Total New Listed Volume	434,164,684	100%	35.48M	199.47M	149.28M	49.92M
Median New Listed Listing Price	\$289,990		\$149,000	\$257,950	\$398,250	\$545,000

November 2024



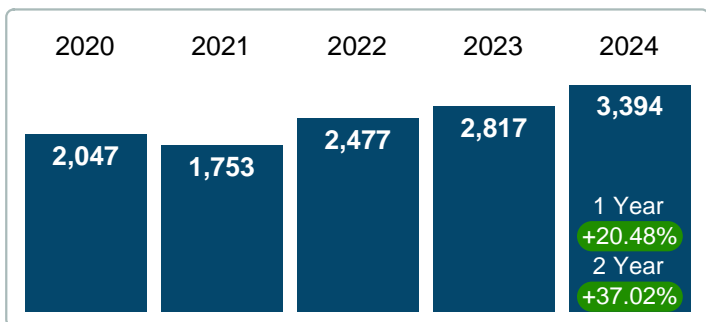
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



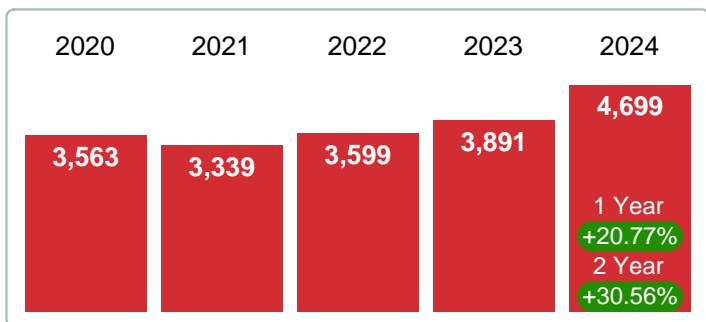
ACTIVE INVENTORY

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

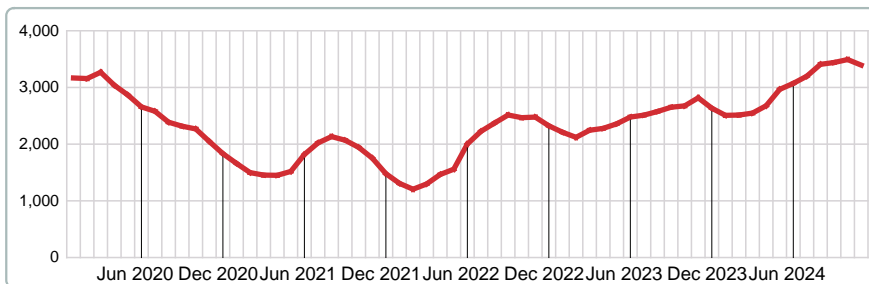
END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2,498

High Oct 2024 3,492 Low Feb 2022 1,205

Inventory this month at **3,394**
above the 5 yr NOV average of **2,498**



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	283	8.34%	71.0	140	125	17	1
\$125,001 - \$200,000	403	11.87%	53.0	88	264	44	7
\$200,001 - \$275,000	585	17.24%	52.0	54	419	101	11
\$275,001 - \$375,000	789	23.25%	57.0	33	413	307	36
\$375,001 - \$475,000	479	14.11%	71.0	24	204	211	40
\$475,001 - \$675,000	503	14.82%	81.0	20	131	286	66
\$675,001 and up	352	10.37%	70.0	19	65	167	101
Total Active Inventory by Units			3,394	378	1,621	1,133	262
Total Active Inventory by Volume			1,378,369,037	100.64M	514.12M	557.94M	205.66M
Median Active Inventory Listing Price			\$325,000	\$162,150	\$276,000	\$425,000	\$597,000

November 2024



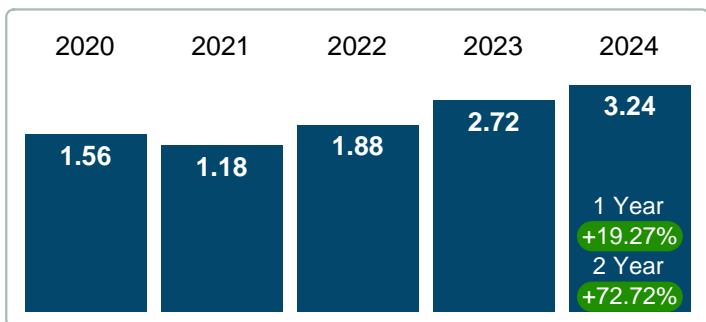
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



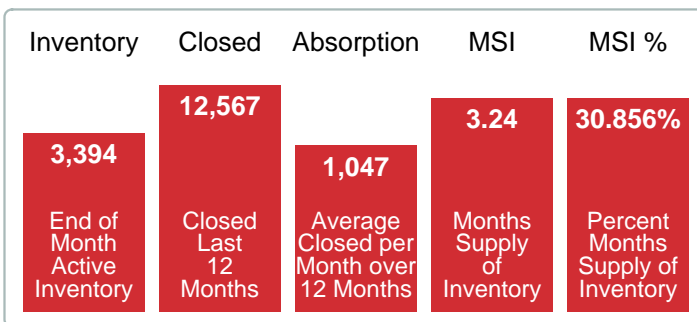
MONTHS SUPPLY of INVENTORY (MSI)

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

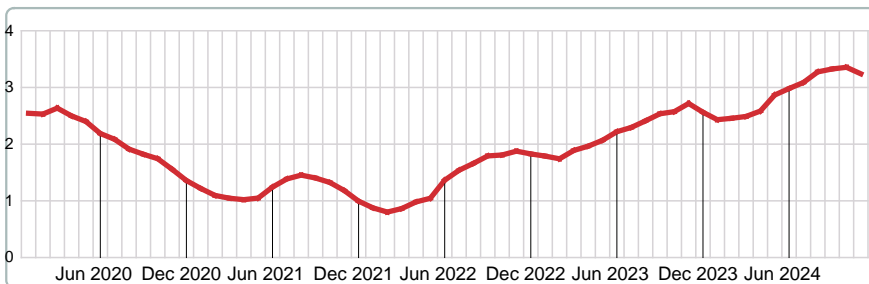
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2024

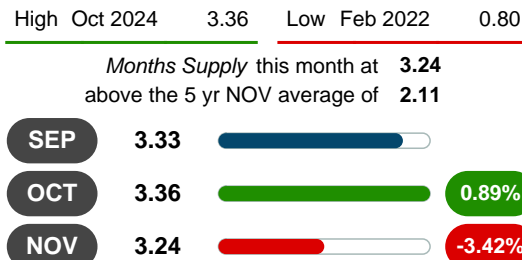


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2.11



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	283	8.34%	2.72	2.60	2.81	3.40	1.09
\$125,001 - \$200,000	403	11.87%	2.06	2.35	1.90	2.43	4.94
\$200,001 - \$275,000	585	17.24%	2.28	3.00	2.20	2.25	2.81
\$275,001 - \$375,000	789	23.25%	3.41	4.04	3.43	3.23	4.75
\$375,001 - \$475,000	479	14.11%	4.46	7.02	5.03	3.98	3.81
\$475,001 - \$675,000	503	14.82%	5.12	8.89	5.19	4.92	5.25
\$675,001 and up	352	10.37%	6.55	28.50	7.88	5.66	6.59
Market Supply of Inventory (MSI)			3.24	3.06	2.86	3.73	5.01
Total Active Inventory by Units		100%	3,394	378	1,621	1,133	262

November 2024



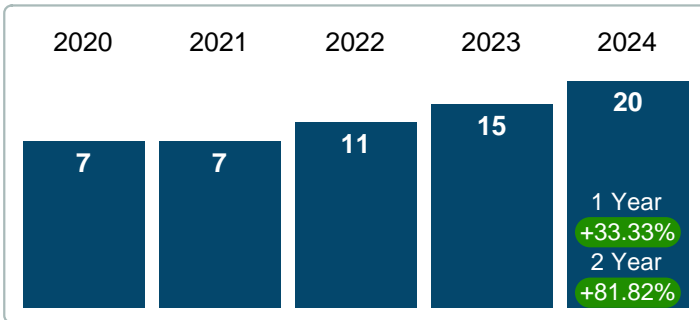
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



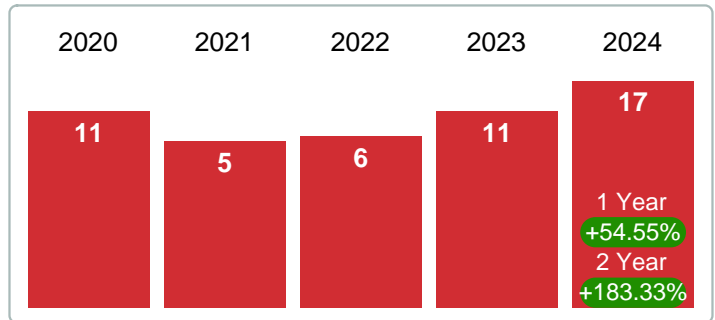
MEDIAN DAYS ON MARKET TO SALE

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

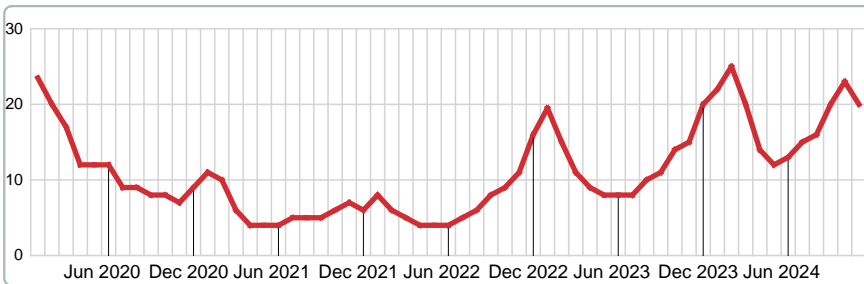
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 12

High Feb 2024 25 Low Jun 2022 4

Median Days on Market to Sale this month at 20 above the 5 yr NOV 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	100	10.22%	15	15	13	32	0
\$125,001 - \$175,000	106	10.84%	9	12	8	10	0
\$175,001 - \$225,000	164	16.77%	20	8	21	37	12
\$225,001 - \$300,000	230	23.52%	21	20	24	14	0
\$300,001 - \$375,000	142	14.52%	28	20	31	27	6
\$375,001 - \$525,000	137	14.01%	30	14	20	30	44
\$525,001 and up	99	10.12%	18	17	8	14	48
Median Closed DOM			20	14	20	21	41
Total Closed Units		100%	978	119	524	289	46
Total Closed Volume			299,802,570	19.00M	136.90M	117.71M	26.20M

November 2024



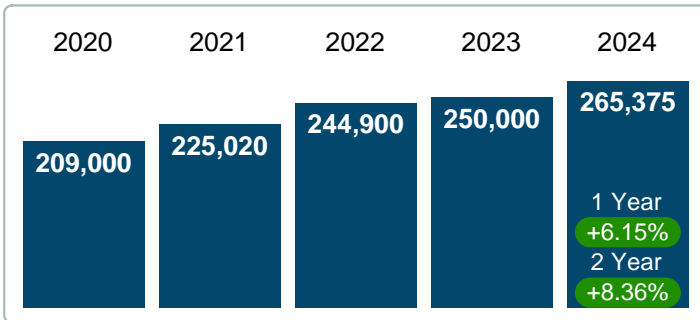
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



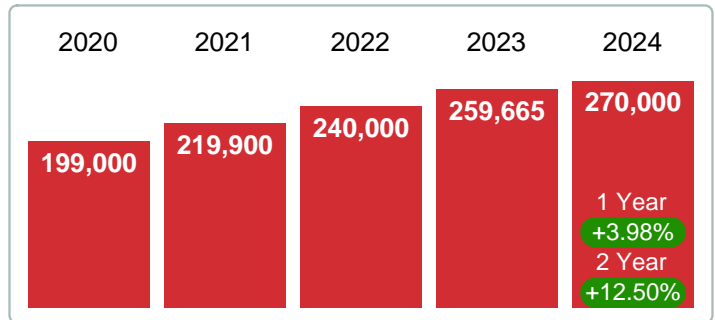
MEDIAN LIST PRICE AT CLOSING

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

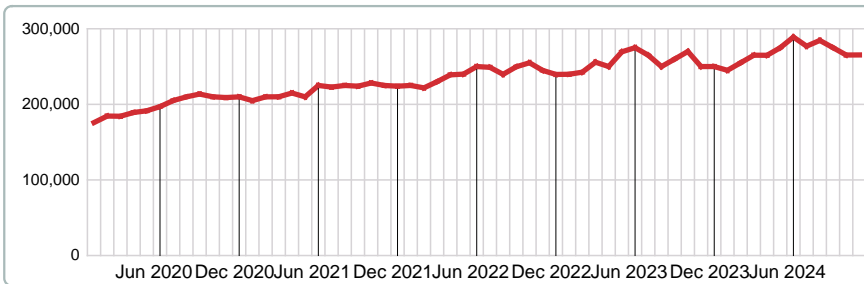
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

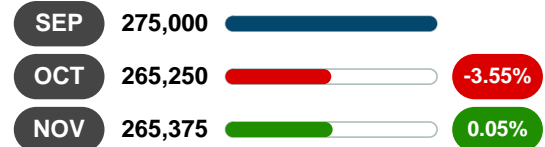


3 MONTHS

5 year NOV AVG = 238,859

High Jun 2024 289,000 Low Jan 2020 175,910

Median List Price at Closing this month at **265,375**
above the 5 yr NOV average of **238,859**



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	95	9.71%	85,000	79,900	90,000	99,950	0
\$125,001 - \$175,000	103	10.53%	150,000	154,950	150,000	150,000	0
\$175,001 - \$225,000	157	16.05%	200,000	189,900	202,450	199,900	199,000
\$225,001 - \$300,000	242	24.74%	261,000	249,750	259,900	279,000	299,900
\$300,001 - \$375,000	133	13.60%	337,835	334,750	335,000	340,000	332,990
\$375,001 - \$525,000	144	14.72%	439,950	440,750	420,147	444,500	475,000
\$525,001 and up	104	10.63%	650,000	618,750	697,250	625,000	762,000
Median List Price			265,375	148,999	245,000	359,753	510,000
Total Closed Units		100%	265,375	119	524	289	46
Total Closed Volume			305,066,999	19.88M	138.93M	119.58M	26.67M

November 2024



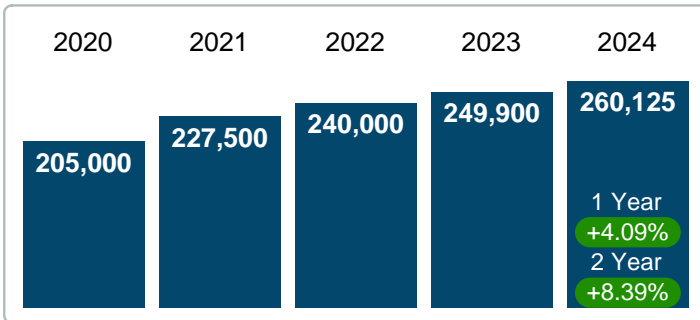
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



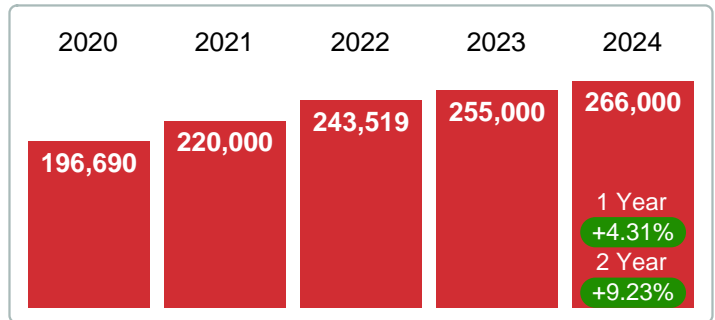
MEDIAN SOLD PRICE AT CLOSING

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

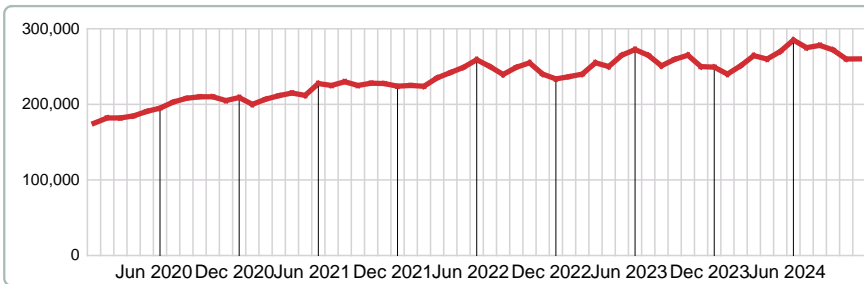
NOVEMBER



YEAR TO DATE (YTD)

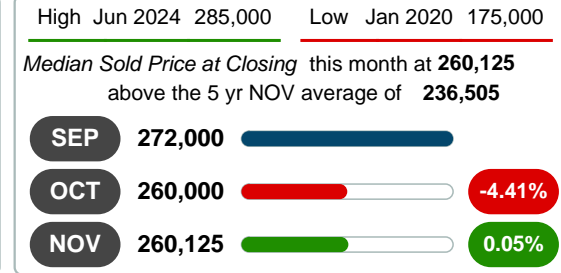


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 236,505



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	10.22%	84,500	74,500	100,000	92,500	0
\$125,001 - \$175,000	10.84%	153,250	154,000	151,500	152,500	0
\$175,001 - \$225,000	16.77%	204,950	204,999	205,000	200,000	190,000
\$225,001 - \$300,000	23.52%	260,000	245,500	259,500	273,500	0
\$300,001 - \$375,000	14.52%	336,250	332,500	335,500	338,905	327,000
\$375,001 - \$525,000	14.01%	435,000	475,000	429,000	434,400	455,000
\$525,001 and up	10.12%	675,000	605,000	690,000	647,500	721,000
Median Sold Price		260,125	145,000	242,000	350,000	504,000
Total Closed Units	100%	978	119	524	289	46
Total Closed Volume		299,802,570	19.00M	136.90M	117.71M	26.20M

November 2024



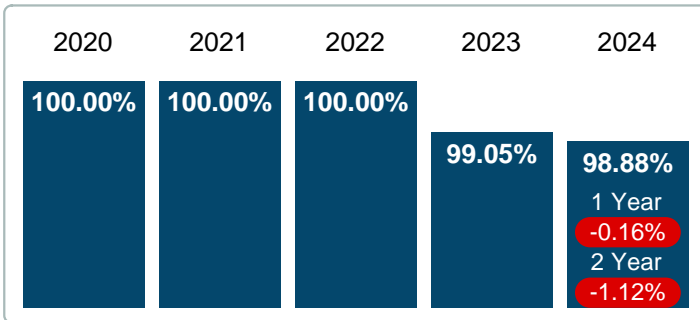
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



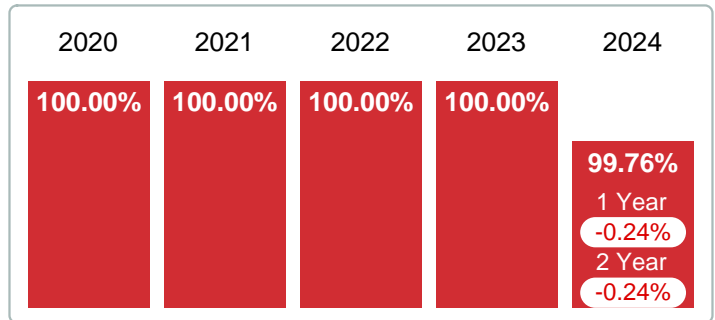
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

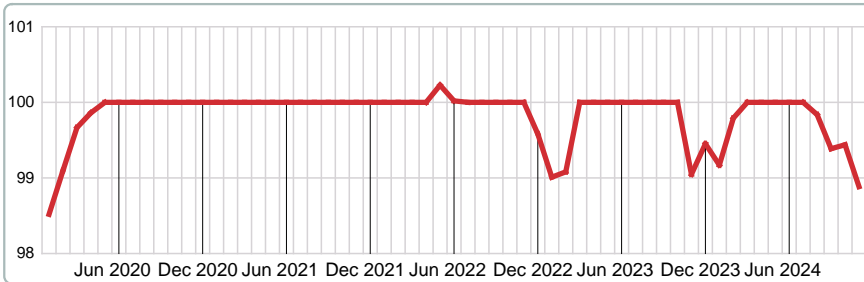
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

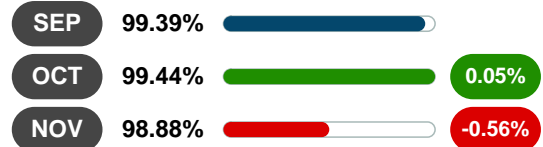


3 MONTHS

5 year NOV AVG = 99.59%

High May 2022 100.23% Low Jan 2020 98.52%

Median Sold/List Ratio this month at **98.88%**
below the 5 yr NOV average of **99.59%**



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	100	10.22%	94.26%	94.44%	94.00%	92.31%	0.00%
\$125,001 - \$175,000	106	10.84%	99.97%	97.24%	100.00%	100.00%	0.00%
\$175,001 - \$225,000	164	16.77%	99.30%	97.33%	99.44%	100.00%	95.48%
\$225,001 - \$300,000	230	23.52%	98.90%	95.03%	99.16%	98.93%	0.00%
\$300,001 - \$375,000	142	14.52%	99.09%	100.81%	98.99%	98.56%	100.00%
\$375,001 - \$525,000	137	14.01%	99.00%	95.70%	100.00%	99.17%	97.03%
\$525,001 and up	99	10.12%	98.55%	93.08%	97.96%	99.41%	99.87%
Median Sold/List Ratio		98.88%		96.72%	99.11%	99.00%	98.84%
Total Closed Units		978	100%	119	524	289	46
Total Closed Volume		299,802,570		19.00M	136.90M	117.71M	26.20M

November 2024



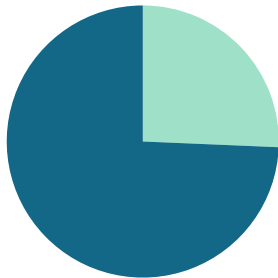
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY



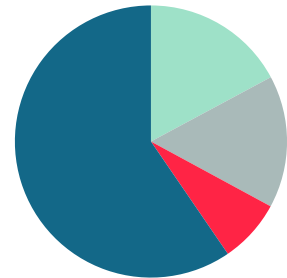
Inventory

- New Listings
1,207 = 25.67%
- Start Inventory
3,495
- Total Inventory Units
4,702
- Volume
\$1,847,220,323

Market Activity

- Closed Sales
978 = 17.16%
- Pending Sales
897 = 15.74%
- Other Off Market
430 = 7.55%
- Active Inventory
3,394 = 59.55%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	899	978	8.79%	11,465	11,697	2.02%
Pending Sales	795	897	12.83%	11,853	12,143	2.45%
New Listings	1,216	1,207	-0.74%	15,595	16,840	7.98%
Median List Price	250,000	265,375	6.15%	259,665	270,000	3.98%
Median Sale Price	249,900	260,125	4.09%	255,000	266,000	4.31%
Median Percent of Selling Price to List Price	99.05%	98.88%	-0.16%	100.00%	99.76%	-0.24%
Median Days on Market to Sale	15.00	20.00	33.33%	11.00	17.00	54.55%
Monthly Inventory	2,821	3,394	20.31%	2,821	3,394	20.31%
Months Supply of Inventory	2.72	3.24	19.11%	2.72	3.24	19.11%

Absorption: Last 12 months, an Average of **1,047** Sales/Month

Inventory on November 30, 2024 = **3,394**

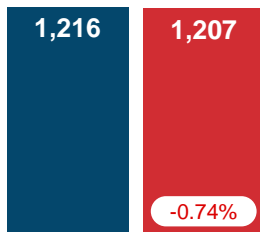
2023

2024

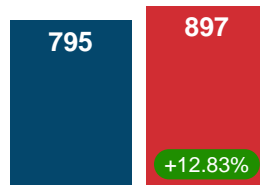
NOVEMBER MARKET

MEDIAN PRICES

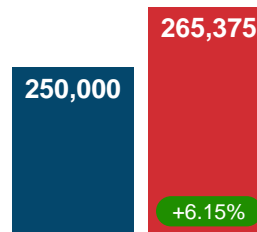
New Listings



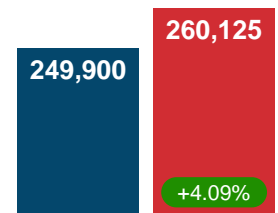
Pending Listings



List Price



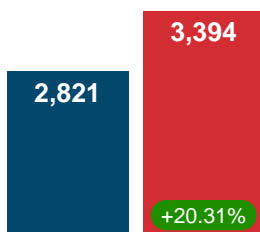
Sale Price



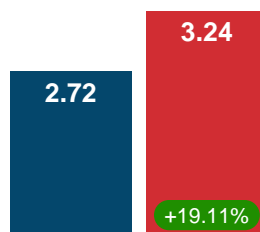
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

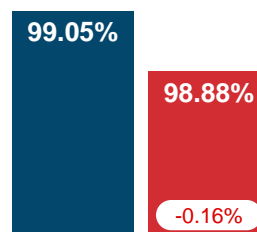
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

