

# November 2024



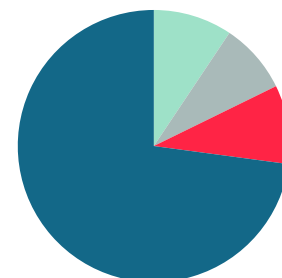
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2023	2024	+/-%
Closed Listings	59	75	27.12%
Pending Listings	78	67	-14.10%
New Listings	113	120	6.19%
Average List Price	253,309	311,789	23.09%
Average Sale Price	247,218	293,688	18.80%
Average Percent of Selling Price to List Price	96.80%	96.05%	-0.78%
Average Days on Market to Sale	45.27	58.55	29.32%
End of Month Inventory	496	583	17.54%
Months Supply of Inventory	5.63	7.03	24.98%



■ Closed (9.38%)  
■ Pending (8.38%)  
■ Other OffMarket (9.38%)  
■ Active (72.88%)

**Absorption:** Last 12 months, an Average of **83 Sales/Month Active Inventory** as of November 30, 2024 = **583**

### Analysis Wrap-Up

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

The total housing inventory at the end of November 2024 rose **17.54%** to 583 existing homes available for sale. Over the last 12 months this area has had an average of 83 closed sales per month. This represents an unsold inventory index of **7.03** 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 **18.80%** in November 2024 to \$293,688 versus the previous year at \$247,218.

#### Average Days on Market Lengthens

The average number of **58.55** days that homes spent on the market before selling increased by 13.28 days or **29.32%** in November 2024 compared to last year's same month at **45.27** DOM.

#### Sales Success for November 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 120 New Listings in November 2024, up **6.19%** from last year at 113. Furthermore, there were 75 Closed Listings this month versus last year at 59, a **27.12%** increase.

Closed versus Listed trends yielded a **62.5%** ratio, up from previous year's, November 2023, at **52.2%**, a **19.70%** 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

<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®

**MLS Technology Inc. -**

**Phone:** 918-663-7500

**Email:** support@mlstechnology.com

# November 2024



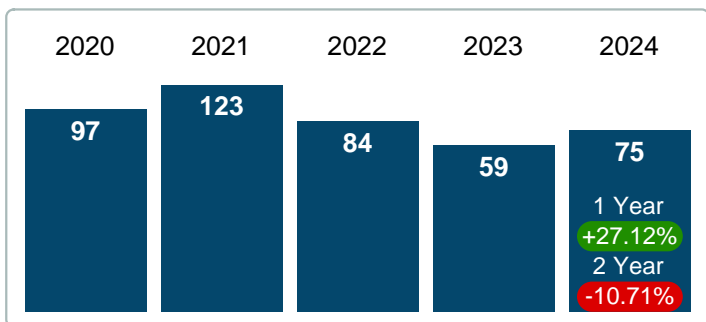
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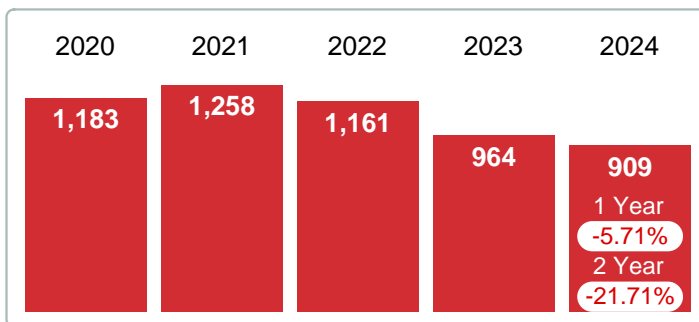
## CLOSED LISTINGS

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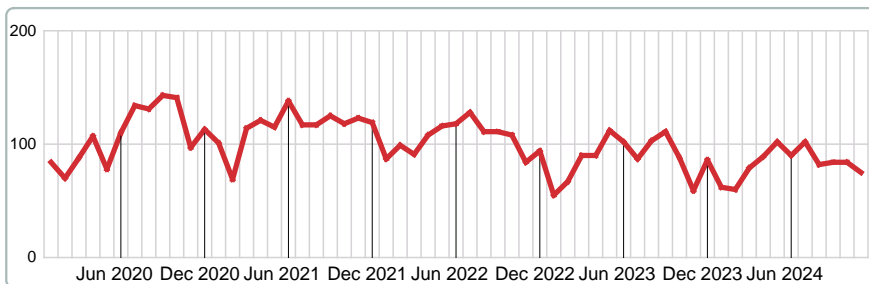
### NOVEMBER



### YEAR TO DATE (YTD)

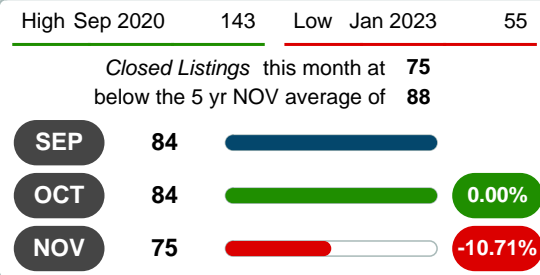


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 88



### 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	7	9.33%	33.9	3	3	1	0
\$75,001 - \$100,000	5	6.67%	47.0	4	1	0	0
\$100,001 - \$150,000	12	16.00%	38.3	5	6	1	0
\$150,001 - \$250,000	21	28.00%	76.6	2	16	3	0
\$250,001 - \$375,000	12	16.00%	52.8	2	6	4	0
\$375,001 - \$750,000	11	14.67%	63.4	1	6	1	3
\$750,001 and up	7	9.33%	74.4	0	2	3	2
<b>Total Closed Units</b>	<b>75</b>			<b>17</b>	<b>40</b>	<b>13</b>	<b>5</b>
<b>Total Closed Volume</b>	<b>22,026,600</b>	<b>100%</b>	<b>58.5</b>	<b>2.51M</b>	<b>10.85M</b>	<b>4.87M</b>	<b>3.80M</b>
<b>Average Closed Price</b>	<b>\$293,688</b>			<b>\$147,759</b>	<b>\$271,143</b>	<b>\$374,915</b>	<b>\$759,020</b>

# November 2024



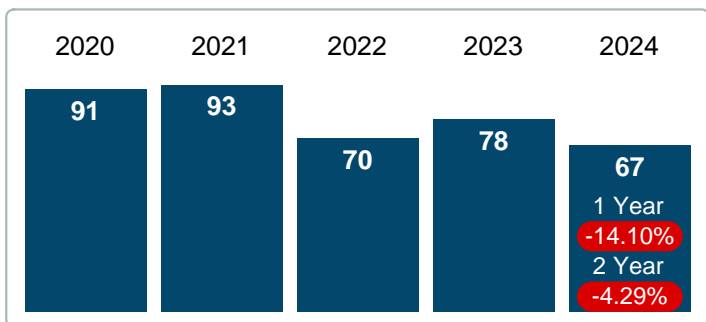
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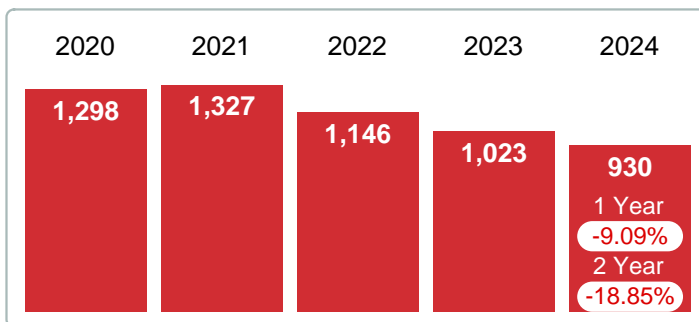
## PENDING LISTINGS

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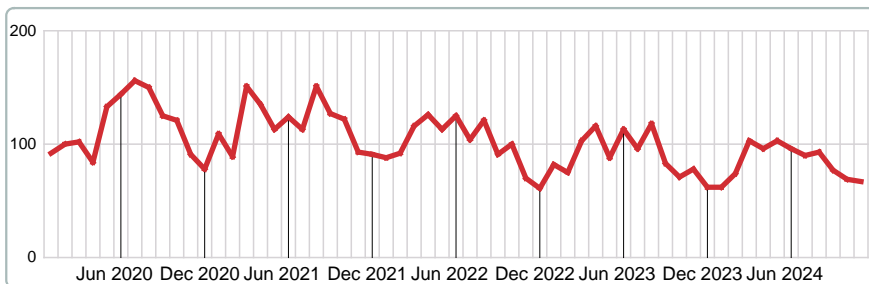
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 80

High Jul 2020 156 Low Dec 2022 61

Pending Listings this month at 67 below the 5 yr NOV average of 80



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	4.48%	8.3	2	1	0	0
\$50,001 - \$100,000	7	10.45%	27.3	4	3	0	0
\$100,001 - \$125,000	8	11.94%	76.9	3	5	0	0
\$125,001 - \$200,000	22	32.84%	88.6	4	13	5	0
\$200,001 - \$300,000	11	16.42%	77.4	3	2	6	0
\$300,001 - \$575,000	9	13.43%	75.0	3	4	2	0
\$575,001 and up	7	10.45%	109.9	0	2	4	1
<b>Total Pending Units</b>	<b>67</b>			<b>19</b>	<b>30</b>	<b>17</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>18,091,500</b>	<b>100%</b>	<b>83.3</b>	<b>3.40M</b>	<b>7.93M</b>	<b>5.92M</b>	<b>849.00K</b>
<b>Average Listing Price</b>	<b>\$163,680</b>			<b>\$178,926</b>	<b>\$264,223</b>	<b>\$348,012</b>	<b>\$849,000</b>

# November 2024



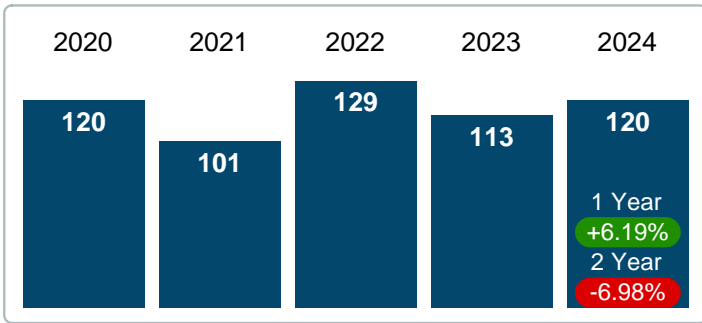
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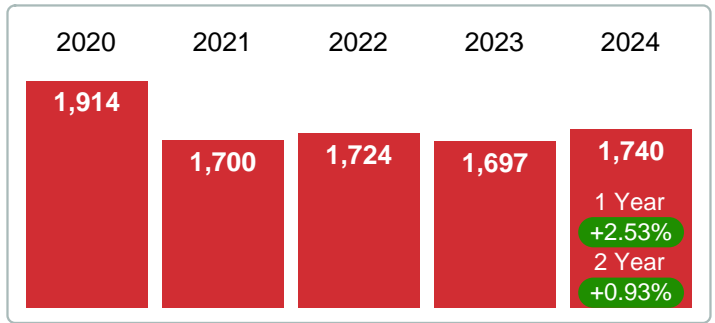
## NEW LISTINGS

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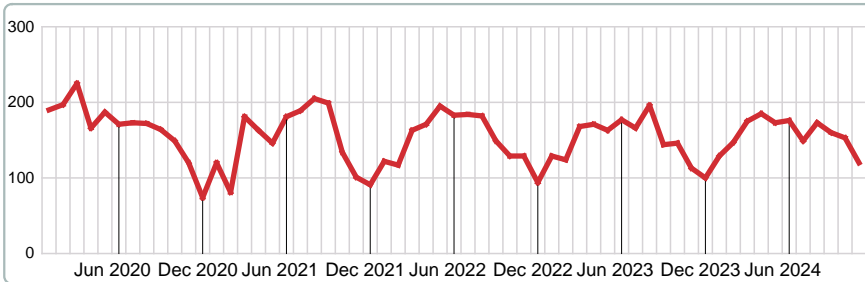
### NOVEMBER



### YEAR TO DATE (YTD)

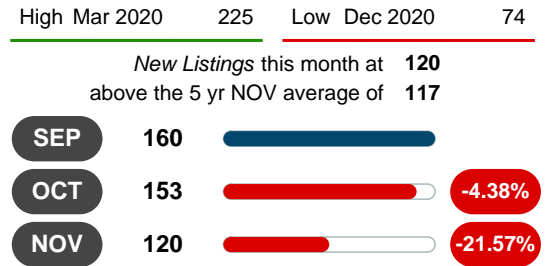


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 117



### 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	7	5.83%	3	4	0	0
\$50,001 - \$100,000	20	16.67%	11	8	0	1
\$100,001 - \$150,000	13	10.83%	4	8	1	0
\$150,001 - \$275,000	33	27.50%	7	22	4	0
\$275,001 - \$425,000	21	17.50%	2	11	7	1
\$425,001 - \$600,000	14	11.67%	1	5	6	2
\$600,001 and up	12	10.00%	1	4	5	2
<b>Total New Listed Units</b>	<b>120</b>		<b>29</b>	<b>62</b>	<b>23</b>	<b>6</b>
<b>Total New Listed Volume</b>	<b>38,749,570</b>	<b>100%</b>	<b>4.60M</b>	<b>18.83M</b>	<b>11.91M</b>	<b>3.41M</b>
<b>Average New Listed Listing Price</b>	<b>\$192,450</b>		<b>\$158,566</b>	<b>\$303,706</b>	<b>\$517,770</b>	<b>\$568,783</b>

# November 2024



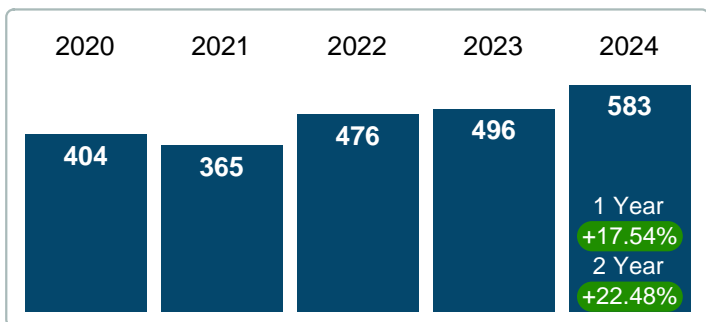
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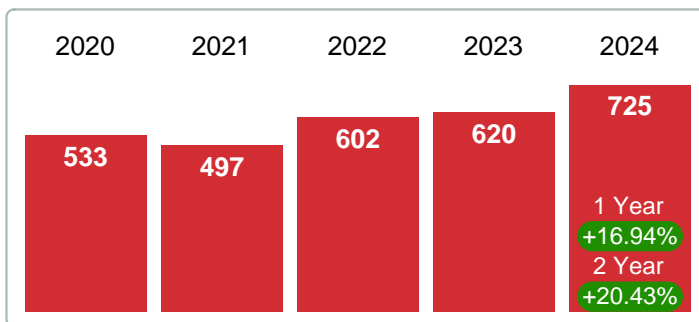
## ACTIVE INVENTORY

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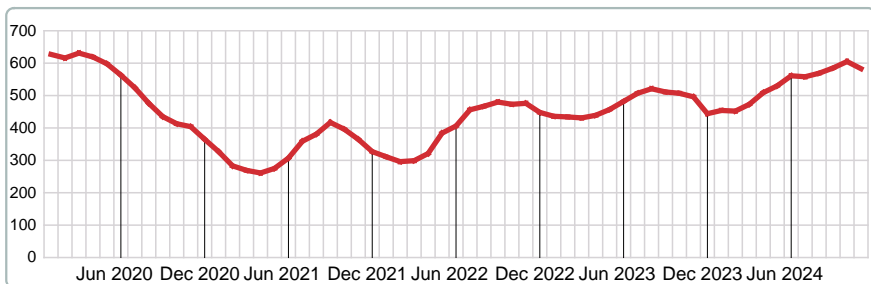
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 465

High Mar 2020 631 Low Apr 2021 261

Inventory this month at **583**  
above the 5 yr NOV average of **465**

- SEP 585 ▬
- OCT 605 ▬ 3.42%
- NOV 583 ▬ -3.64%

### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	44	7.55%	87.3	25	17	1	1
\$75,001 - \$125,000	58	9.95%	74.0	20	32	5	1
\$125,001 - \$175,000	90	15.44%	94.8	23	56	8	3
\$175,001 - \$300,000	172	29.50%	93.8	28	112	27	5
\$300,001 - \$475,000	84	14.41%	89.5	6	48	27	3
\$475,001 - \$775,000	78	13.38%	110.7	6	39	26	7
\$775,001 and up	57	9.78%	105.3	1	19	23	14
<b>Total Active Inventory by Units</b>	<b>583</b>			<b>109</b>	<b>323</b>	<b>117</b>	<b>34</b>
<b>Total Active Inventory by Volume</b>	<b>216,289,355</b>	<b>100%</b>	<b>94.2</b>	<b>19.99M</b>	<b>106.03M</b>	<b>58.48M</b>	<b>31.78M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$370,994</b>			<b>\$183,383</b>	<b>\$328,275</b>	<b>\$499,853</b>	<b>\$934,847</b>

# November 2024



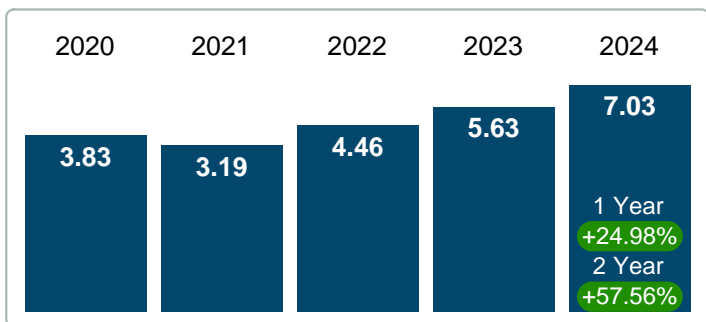
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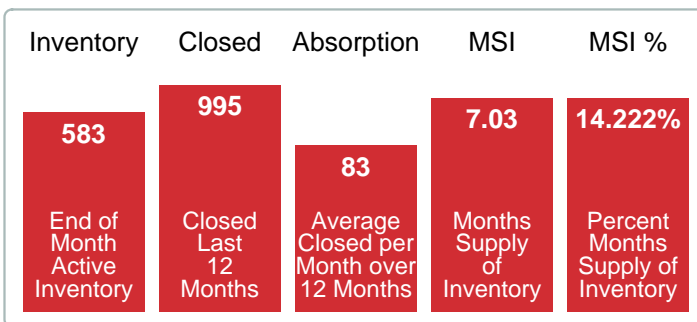
## MONTHS SUPPLY of INVENTORY (MSI)

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

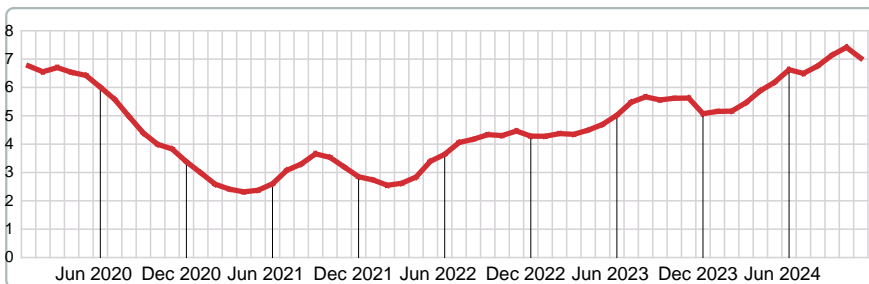
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2024

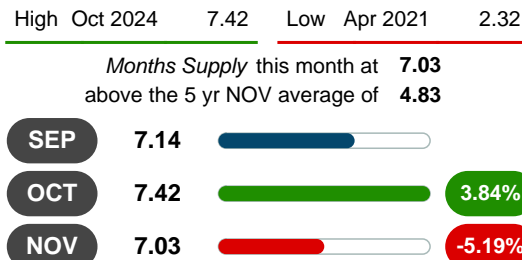


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 4.83



### 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
\$75,000 and less	44	7.55%	4.63	5.36	4.34	1.20	12.00
\$75,001 - \$125,000	58	9.95%	4.49	5.11	3.92	6.67	12.00
\$125,001 - \$175,000	90	15.44%	5.12	6.00	4.83	4.17	12.00
\$175,001 - \$300,000	172	29.50%	7.17	12.00	6.40	7.20	12.00
\$300,001 - \$475,000	84	14.41%	8.77	4.80	9.44	10.80	4.00
\$475,001 - \$775,000	78	13.38%	13.18	10.29	13.76	14.86	9.33
\$775,001 and up	57	9.78%	16.68	0.00	32.57	11.50	16.80
Market Supply of Inventory (MSI)			7.03	6.57	6.50	8.67	10.74
Total Active Inventory by Units		100%	7.03	109	323	117	34

# November 2024



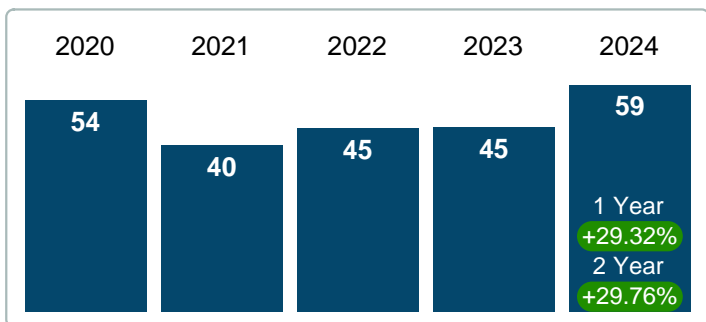
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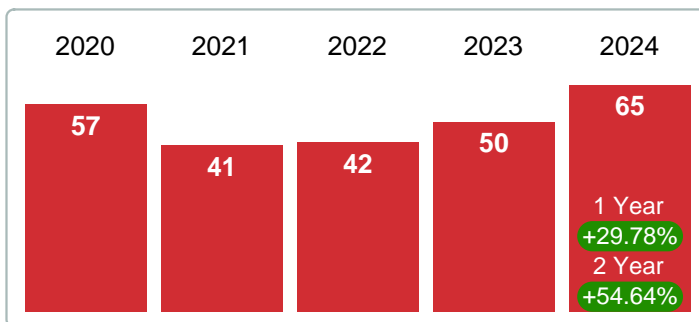
## AVERAGE DAYS ON MARKET TO SALE

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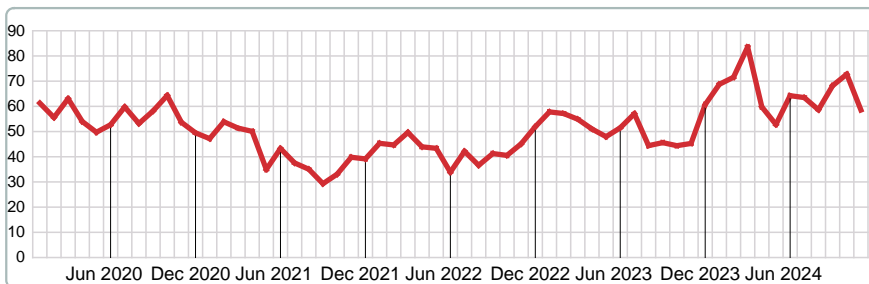
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 48

High Mar 2024 84 Low Sep 2021 29

Average Days on Market to Sale this month at 59 above the 5 yr NOV average of 48



### 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	9.33%	34	42	24	40	0
\$75,001 - \$100,000	6.67%	47	51	31	0	0
\$100,001 - \$150,000	16.00%	38	8	62	43	0
\$150,001 - \$250,000	28.00%	77	56	81	67	0
\$250,001 - \$375,000	16.00%	53	14	74	41	0
\$375,001 - \$750,000	14.67%	63	115	63	17	63
\$750,001 and up	9.33%	74	0	93	52	90
<b>Average Closed DOM</b>		<b>59</b>	<b>37</b>	<b>70</b>	<b>48</b>	<b>74</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>75</b>	<b>17</b>	<b>40</b>	<b>13</b>	<b>5</b>
<b>Total Closed Volume</b>		<b>22,026,600</b>	<b>2.51M</b>	<b>10.85M</b>	<b>4.87M</b>	<b>3.80M</b>

# November 2024



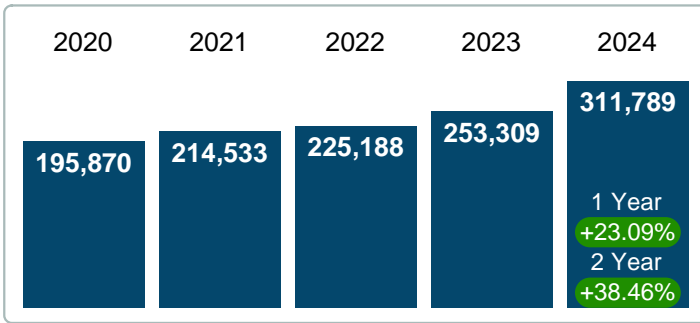
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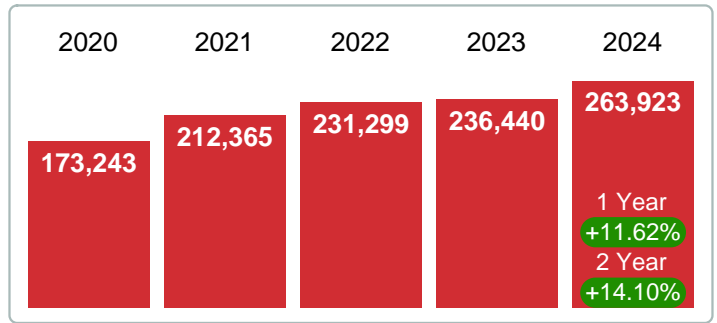
## AVERAGE LIST PRICE AT CLOSING

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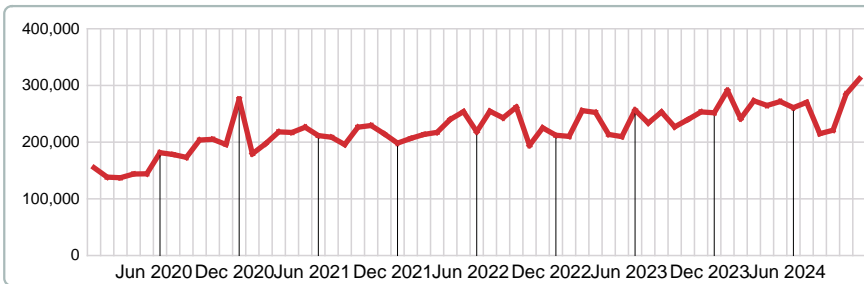
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

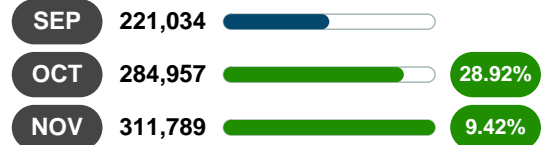


### 3 MONTHS

5 year NOV AVG = 240,138

High Nov 2024 311,789 Low Mar 2020 137,193

Average List Price at Closing this month at **311,789** above the 5 yr NOV average of **240,138**



### 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	6.67%	67,080	77,133	67,967	79,900	0
\$75,001 - \$100,000	8.00%	91,617	99,225	90,000	0	0
\$100,001 - \$150,000	20.00%	128,720	135,000	127,467	149,000	0
\$150,001 - \$250,000	24.00%	188,628	170,500	202,775	166,633	0
\$250,001 - \$375,000	14.67%	305,054	189,950	317,783	349,500	0
\$375,001 - \$750,000	16.00%	542,908	520,000	581,833	510,000	682,967
\$750,001 and up	10.67%	912,813	0	921,000	804,167	1,099,500
<b>Average List Price</b>		<b>311,789</b>	<b>149,659</b>	<b>288,570</b>	<b>388,408</b>	<b>849,580</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>311,789</b>	<b>17</b>	<b>40</b>	<b>13</b>	<b>5</b>
<b>Total Closed Volume</b>		<b>23,384,199</b>	<b>2.54M</b>	<b>11.54M</b>	<b>5.05M</b>	<b>4.25M</b>



# November 2024



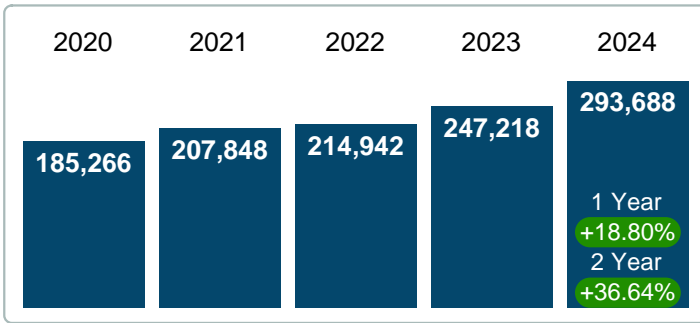
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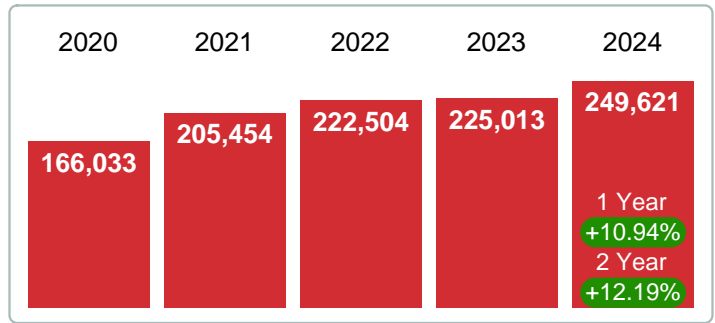
## AVERAGE SOLD PRICE AT CLOSING

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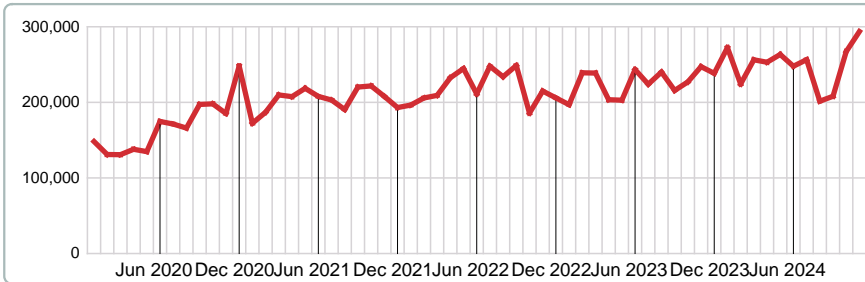
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

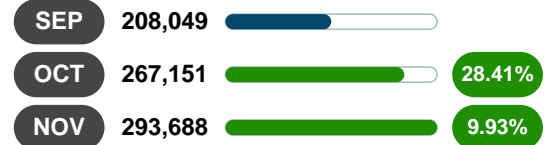


### 3 MONTHS

5 year NOV AVG = 229,792

High Nov 2024 293,688 Low Mar 2020 130,778

Average Sold Price at Closing this month at **293,688** above the 5 yr NOV average of **229,792**



### 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	9.33%	60,786	63,500	60,000	55,000	0
\$75,001 - \$100,000	6.67%	90,380	92,975	80,000	0	0
\$100,001 - \$150,000	16.00%	124,958	126,500	120,500	144,000	0
\$150,001 - \$250,000	28.00%	185,667	158,500	192,944	164,967	0
\$250,001 - \$375,000	16.00%	303,033	260,000	298,983	330,625	0
\$375,001 - \$750,000	14.67%	560,818	480,000	537,333	490,000	658,333
\$750,001 and up	9.33%	849,329	0	878,850	789,167	910,050
<b>Average Sold Price</b>		<b>293,688</b>	<b>147,759</b>	<b>271,143</b>	<b>374,915</b>	<b>759,020</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>293,688</b>	<b>17</b>	<b>40</b>	<b>13</b>	<b>5</b>
<b>Total Closed Volume</b>		<b>22,026,600</b>	<b>2.51M</b>	<b>10.85M</b>	<b>4.87M</b>	<b>3.80M</b>

# November 2024



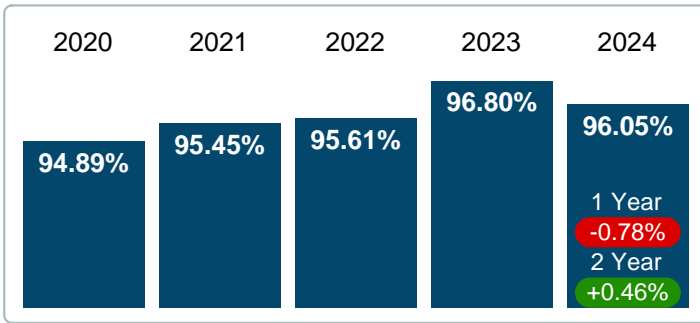
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



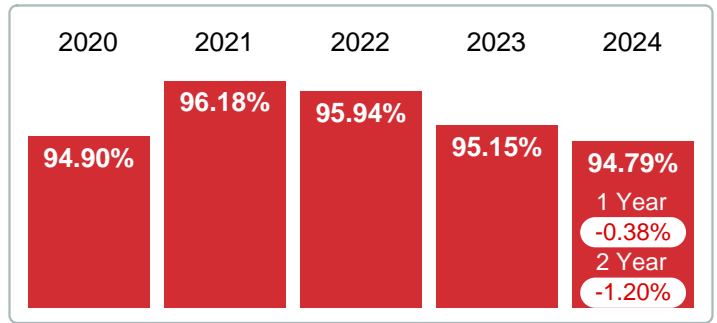
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

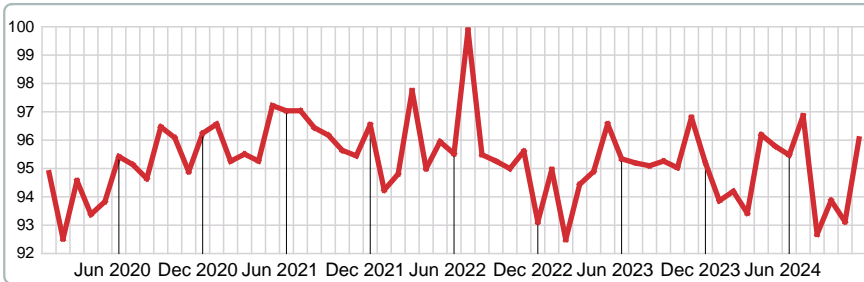
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

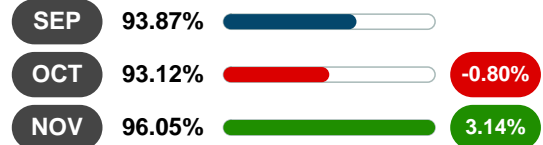


### 3 MONTHS

5 year NOV AVG = 95.76%

High Jul 2022 99.88% Low Feb 2023 92.49%

Average Sold/List Ratio this month at **96.05%** equal to 5 yr NOV average of **95.76%**



## 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	7	9.33%	83.85%	84.23%	88.47%	68.84%	0.00%
\$75,001 - \$100,000	5	6.67%	92.87%	93.87%	88.89%	0.00%	0.00%
\$100,001 - \$150,000	12	16.00%	94.46%	93.83%	94.62%	96.64%	0.00%
\$150,001 - \$250,000	21	28.00%	96.42%	93.05%	96.36%	98.99%	0.00%
\$250,001 - \$375,000	12	16.00%	108.33%	176.45%	94.34%	95.25%	0.00%
\$375,001 - \$750,000	11	14.67%	94.47%	92.31%	93.38%	96.08%	96.84%
\$750,001 and up	7	9.33%	93.52%	0.00%	95.48%	98.41%	84.23%
Average Sold/List Ratio		96.00%		101.68%	94.53%	94.98%	91.79%
Total Closed Units		75	100%	17	40	13	5
Total Closed Volume		22,026,600		2.51M	10.85M	4.87M	3.80M

# November 2024



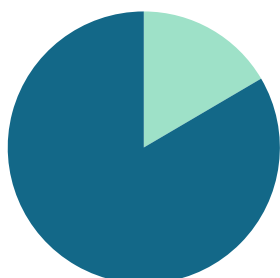
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

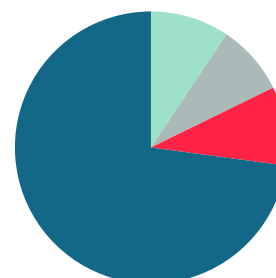


**Inventory**  
 New Listings  
**120 = 16.55%**  
 Start Inventory  
**605**  
 Total Inventory Units  
**725**  
 Volume  
**\$267,616,894**

### Market Activity

Closed Sales  
**75 = 9.38%**  
 Pending Sales  
**67 = 8.38%**  
 Other Off Market  
**75 = 9.38%**  
 Active Inventory  
**583 = 72.88%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	59	75	27.12%	964	909	-5.71%
Pending Sales	78	67	-14.10%	1,023	930	-9.09%
New Listings	113	120	6.19%	1,697	1,740	2.53%
Average List Price	253,309	311,789	23.09%	236,440	263,923	11.62%
Average Sale Price	247,218	293,688	18.80%	225,013	249,621	10.94%
Average Percent of Selling Price to List Price	96.80%	96.05%	-0.78%	95.15%	94.79%	-0.38%
Average Days on Market to Sale	45.27	58.55	29.32%	50.15	65.08	29.78%
Monthly Inventory	496	583	17.54%	496	583	17.54%
Months Supply of Inventory	5.63	7.03	24.98%	5.63	7.03	24.98%

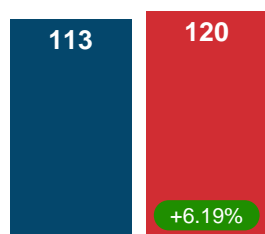
**Absorption:** Last 12 months, an Average of **83** Sales/Month

**Inventory** on November 30, 2024 = **583** 2023 2024

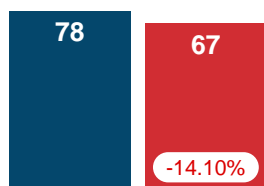
### NOVEMBER MARKET

### AVERAGE PRICES

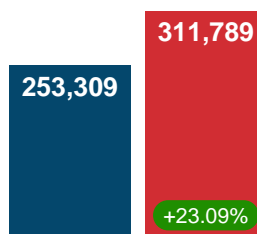
#### New Listings



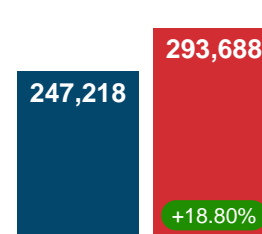
#### Pending Listings



#### List Price



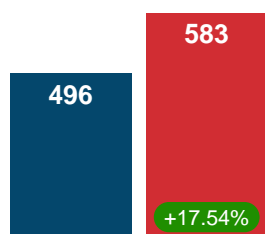
#### Sale Price



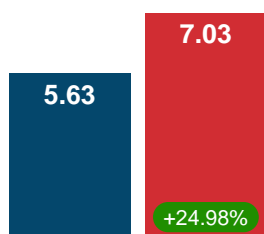
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

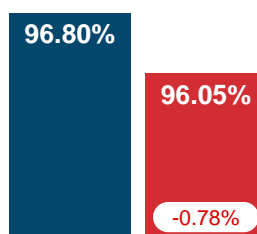
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

