

November 2024



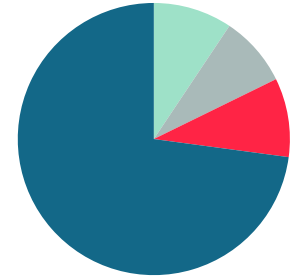
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



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%
Median List Price	189,950	194,000	2.13%
Median Sale Price	175,000	195,000	11.43%
Median Percent of Selling Price to List Price	97.73%	94.18%	-3.63%
Median Days on Market to Sale	28.00	46.00	64.29%
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.

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 **11.43%** in November 2024 to \$195,000 versus the previous year at \$175,000.

Median Days on Market Lengthens

The median number of **46.00** days that homes spent on the market before selling increased by 18.00 days or **64.29%** in November 2024 compared to last year's same month at **28.00** 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 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.

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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

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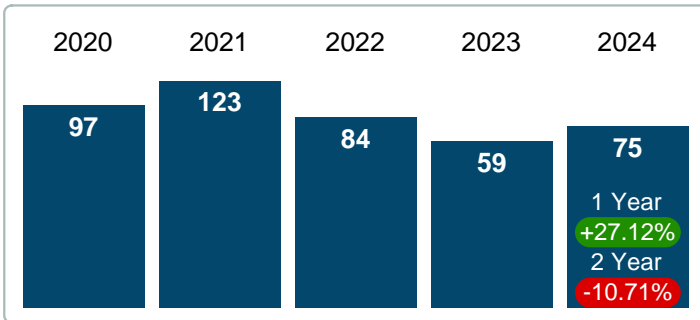
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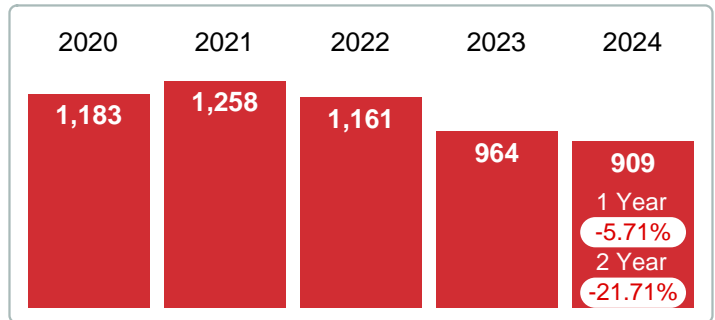
CLOSED LISTINGS

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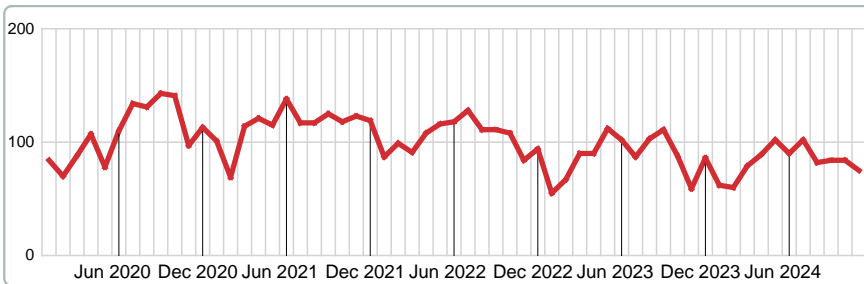
NOVEMBER



YEAR TO DATE (YTD)

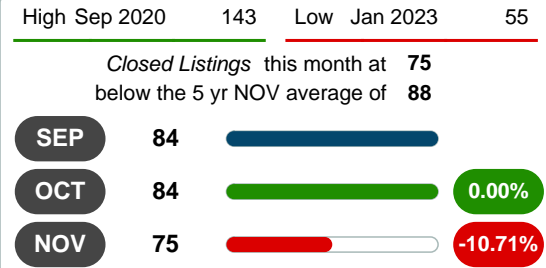


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 88



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	9.33%	39.0	3	3	1	0
\$75,001 - \$100,000	5	6.67%	48.0	4	1	0	0
\$100,001 - \$150,000	12	16.00%	32.0	5	6	1	0
\$150,001 - \$250,000	21	28.00%	78.0	2	16	3	0
\$250,001 - \$375,000	12	16.00%	31.5	2	6	4	0
\$375,001 - \$750,000	11	14.67%	74.0	1	6	1	3
\$750,001 and up	7	9.33%	68.0	0	2	3	2
Total Closed Units	75			17	40	13	5
Total Closed Volume	22,026,600	100%	46.0	2.51M	10.85M	4.87M	3.80M
Median Closed Price	\$195,000			\$107,500	\$205,500	\$325,000	\$750,000

November 2024



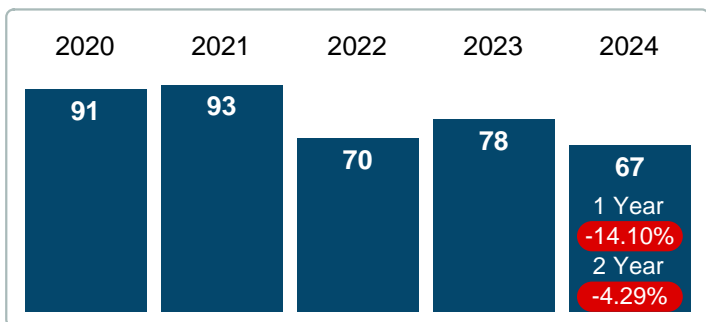
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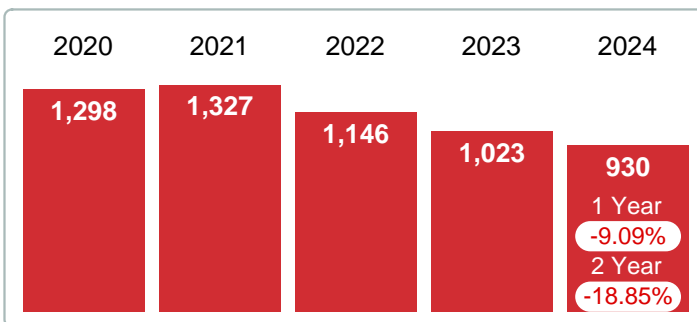
PENDING LISTINGS

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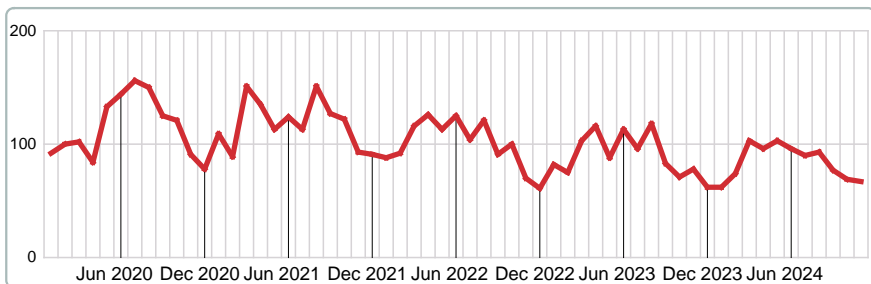
NOVEMBER



YEAR TO DATE (YTD)

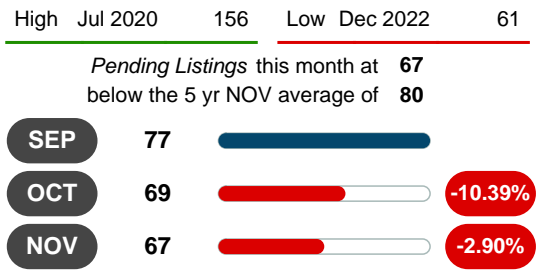


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 80



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	4.48%	8.0	2	1	0	0
\$50,001 - \$100,000	7	10.45%	18.0	4	3	0	0
\$100,001 - \$125,000	8	11.94%	76.0	3	5	0	0
\$125,001 - \$200,000	22	32.84%	77.5	4	13	5	0
\$200,001 - \$300,000	11	16.42%	77.0	3	2	6	0
\$300,001 - \$575,000	9	13.43%	75.0	3	4	2	0
\$575,001 and up	7	10.45%	124.0	0	2	4	1
Total Pending Units	67			19	30	17	1
Total Pending Volume	18,091,500	100%	64.0	3.40M	7.93M	5.92M	849.00K
Median Listing Price	\$168,000			\$135,000	\$154,450	\$279,000	\$849,000

November 2024



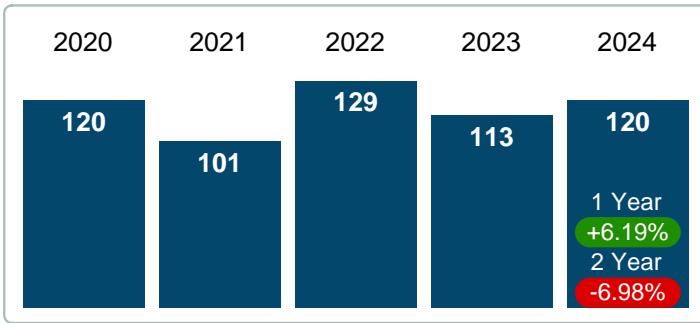
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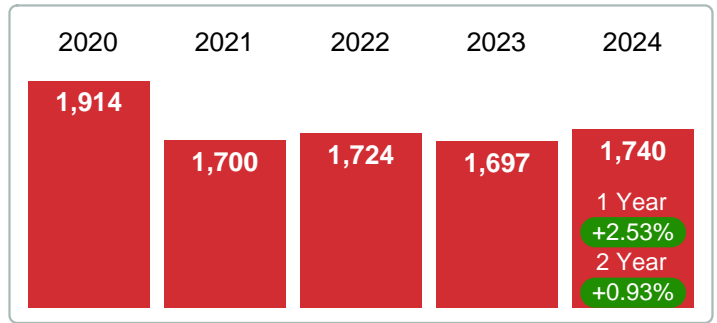
NEW LISTINGS

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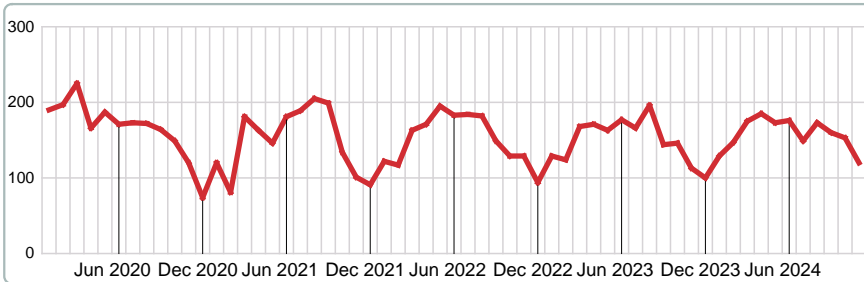
NOVEMBER



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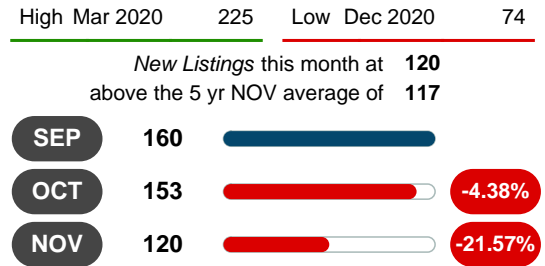


5 YEAR MARKET ACTIVITY TRENDS



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
Total New Listed Units	120		29	62	23	6
Total New Listed Volume	38,749,570	100%	4.60M	18.83M	11.91M	3.41M
Median New Listed Listing Price	\$217,500		\$105,000	\$197,450	\$399,500	\$561,900

November 2024



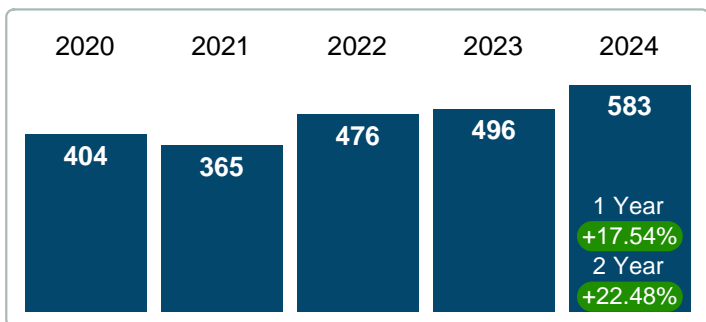
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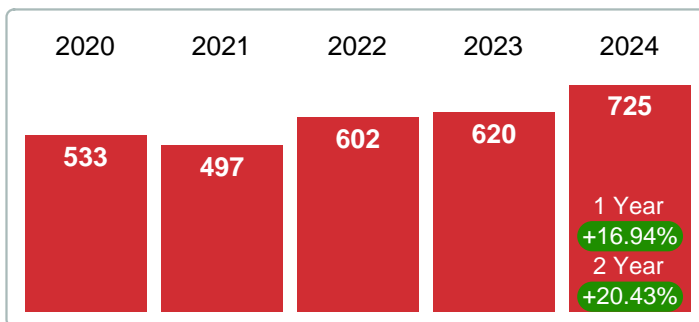
ACTIVE INVENTORY

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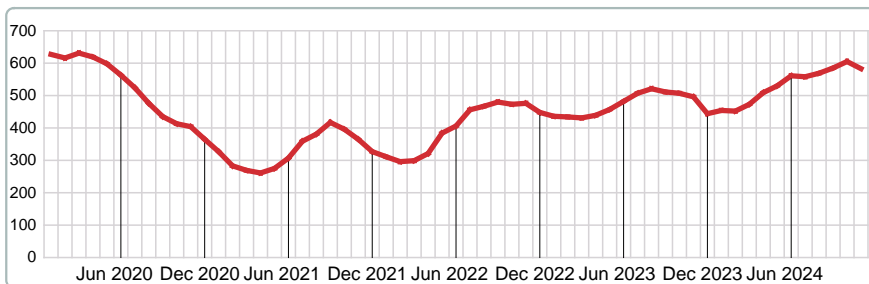
END OF NOVEMBER



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	<div style="width: 25%;"></div>
OCT	605	<div style="width: 30%;"></div> 3.42%
NOV	583	<div style="width: 25%;"></div> -3.64%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$75,000 and less	44	7.55%	71.0	25	17	1	1	
\$75,001 - \$125,000	58	9.95%	55.0	20	32	5	1	
\$125,001 - \$175,000	90	15.44%	78.5	23	56	8	3	
\$175,001 - \$300,000	172	29.50%	85.0	28	112	27	5	
\$300,001 - \$475,000	84	14.41%	82.5	6	48	27	3	
\$475,001 - \$775,000	78	13.38%	92.5	6	39	26	7	
\$775,001 and up	57	9.78%	84.0	1	19	23	14	
Total Active Inventory by Units		583		109	323	117	34	
Total Active Inventory by Volume		216,289,355	100%	80.0	19.99M	106.03M	58.48M	31.78M
Median Active Inventory Listing Price		\$235,000			\$149,900	\$224,900	\$399,500	\$624,450

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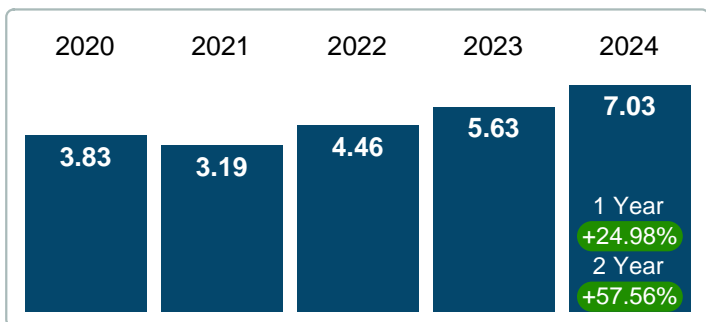
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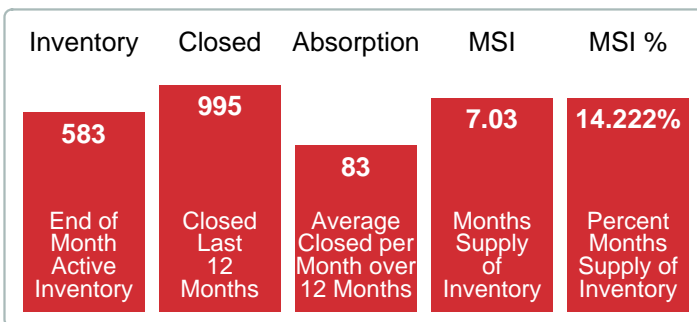
MONTHS SUPPLY of INVENTORY (MSI)

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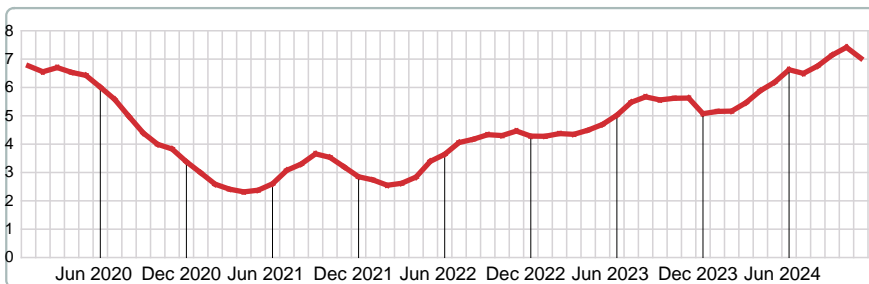
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2024

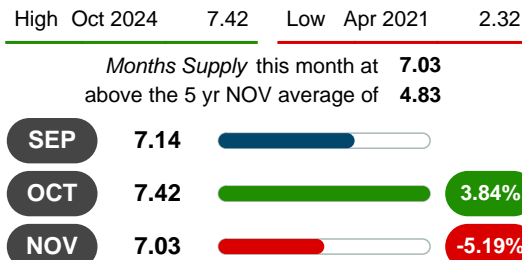


5 YEAR MARKET ACTIVITY TRENDS



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

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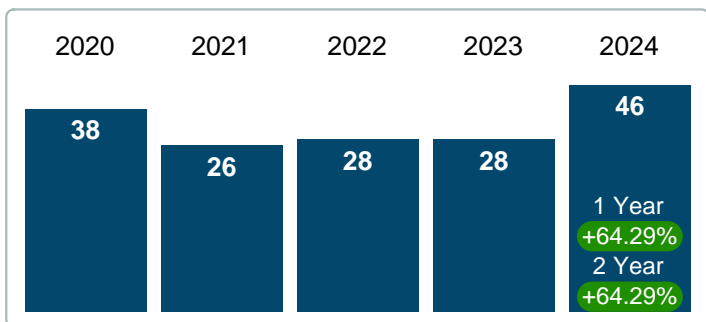
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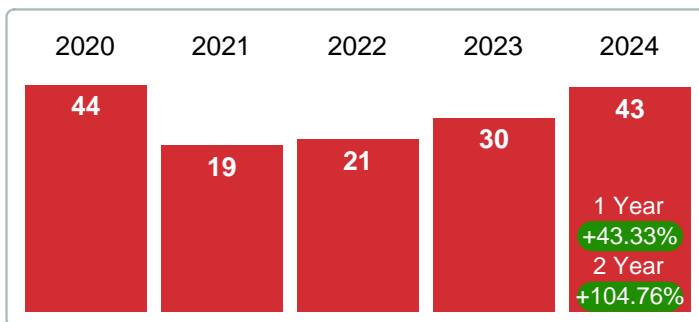
MEDIAN DAYS ON MARKET TO SALE

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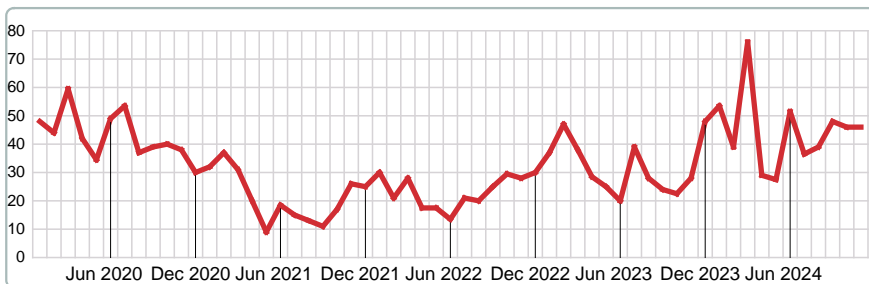
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

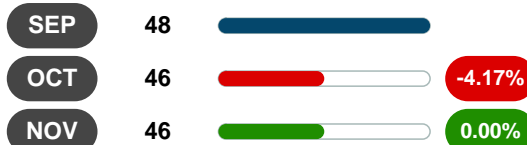


3 MONTHS

5 year NOV AVG = 33

High Mar 2024 76 Low May 2021 9

Median Days on Market to Sale this month at 46 above the 5 yr NOV average of 33



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	9.33%	39	39	19	40	0
\$75,001 - \$100,000	6.67%	48	57	31	0	0
\$100,001 - \$150,000	16.00%	32	3	61	43	0
\$150,001 - \$250,000	28.00%	78	56	87	21	0
\$250,001 - \$375,000	16.00%	32	14	60	40	0
\$375,001 - \$750,000	14.67%	74	115	68	17	74
\$750,001 and up	9.33%	68	0	93	18	90
Median Closed DOM		46	26	61	22	74
Total Closed Units	100%	75	17	40	13	5
Total Closed Volume		22,026,600	2.51M	10.85M	4.87M	3.80M

November 2024



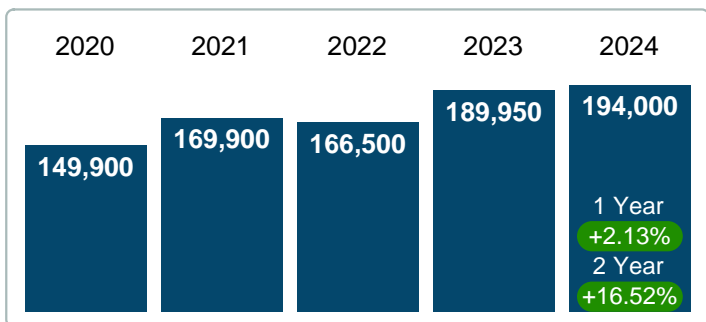
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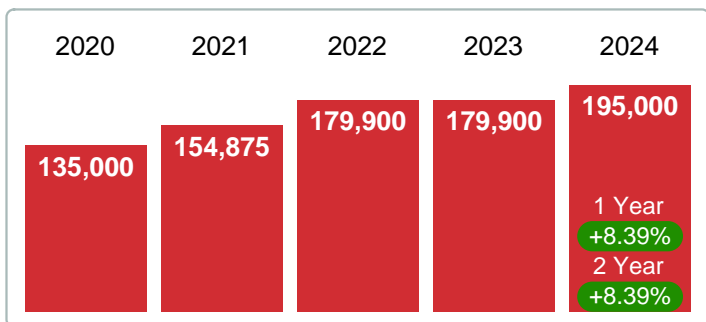
MEDIAN LIST PRICE AT CLOSING

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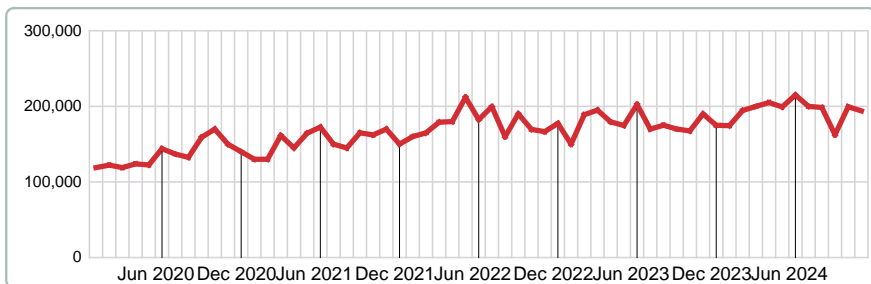
NOVEMBER



YEAR TO DATE (YTD)

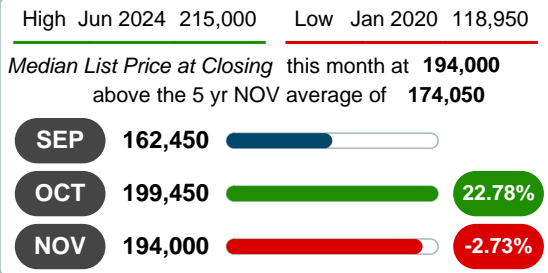


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 174,050



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	6.67%	69,000	65,750	69,000	0	0
\$75,001 - \$100,000	8.00%	90,000	94,950	90,000	79,900	0
\$100,001 - \$150,000	20.00%	130,000	130,000	125,000	149,000	0
\$150,001 - \$250,000	24.00%	182,500	170,500	194,000	165,000	0
\$250,001 - \$375,000	14.67%	297,000	279,900	310,950	302,000	0
\$375,001 - \$750,000	16.00%	515,000	520,000	480,000	399,000	699,000
\$750,001 and up	10.67%	877,500	0	880,000	775,000	1,099,500
Median List Price		194,000	110,000	207,450	325,000	699,900
Total Closed Units	100%	194,000	17	40	13	5
Total Closed Volume		23,384,199	2.54M	11.54M	5.05M	4.25M

November 2024



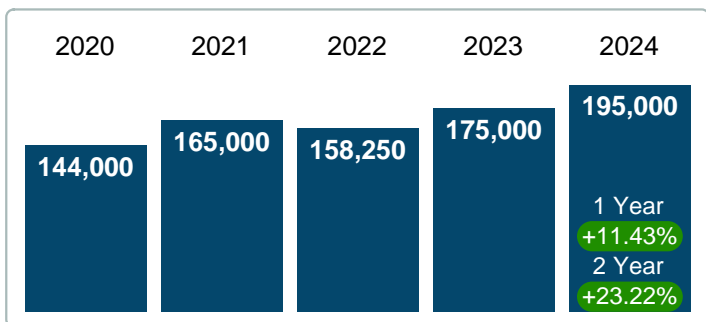
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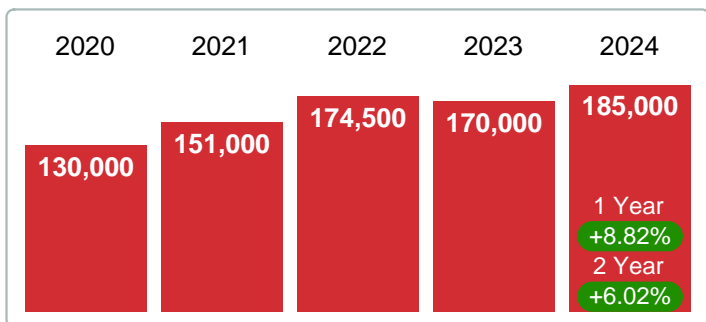
MEDIAN SOLD PRICE AT CLOSING

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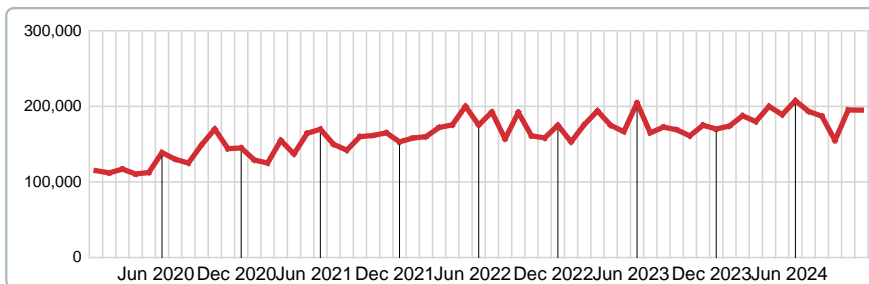
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

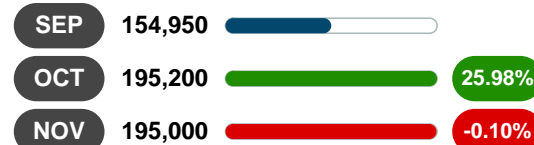


3 MONTHS

5 year NOV AVG = 167,450

High Jun 2024 207,500 Low Apr 2020 110,500

Median Sold Price at Closing this month at **195,000** above the 5 yr NOV average of **167,450**



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	9.33%	60,000	68,500	60,000	55,000	0
\$75,001 - \$100,000	6.67%	89,900	94,950	80,000	0	0
\$100,001 - \$150,000	16.00%	121,250	135,000	118,500	144,000	0
\$150,001 - \$250,000	28.00%	175,000	158,500	190,000	160,000	0
\$250,001 - \$375,000	16.00%	293,500	260,000	293,500	339,250	0
\$375,001 - \$750,000	14.67%	575,000	480,000	535,000	490,000	650,000
\$750,001 and up	9.33%	829,000	0	878,850	800,000	910,050
Median Sold Price		195,000	107,500	205,500	325,000	750,000
Total Closed Units	100%	195,000	17	40	13	5
Total Closed Volume		22,026,600	2.51M	10.85M	4.87M	3.80M

November 2024



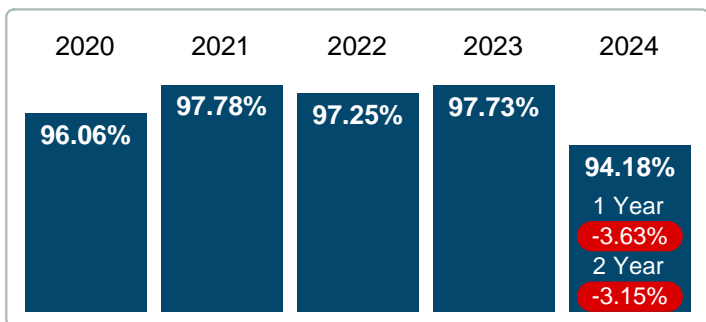
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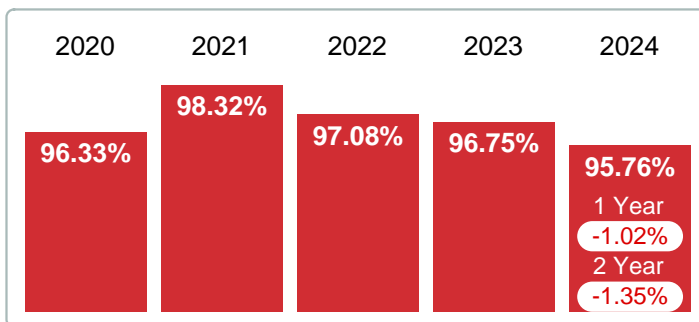
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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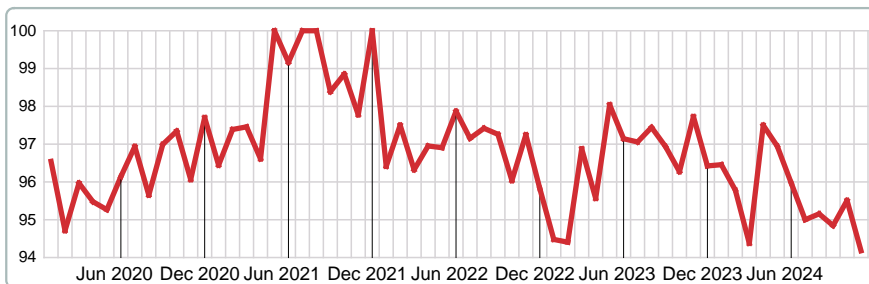
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

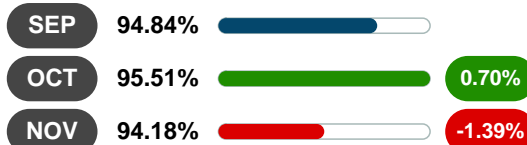


3 MONTHS

5 year NOV AVG = 96.60%

High Dec 2021 100.00% Low Nov 2024 94.18%

Median Sold/List Ratio this month at **94.18%**
below the 5 yr NOV average of **96.60%**



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	7	9.33%	86.96%	88.14%	86.96%	68.84%	0.00%
\$75,001 - \$100,000	5	6.67%	91.11%	92.28%	88.89%	0.00%	0.00%
\$100,001 - \$150,000	12	16.00%	94.94%	93.33%	94.94%	96.64%	0.00%
\$150,001 - \$250,000	21	28.00%	96.97%	93.05%	96.49%	100.00%	0.00%
\$250,001 - \$375,000	12	16.00%	96.45%	176.45%	95.71%	96.20%	0.00%
\$375,001 - \$750,000	11	14.67%	92.87%	92.31%	92.88%	96.08%	92.87%
\$750,001 and up	7	9.33%	94.18%	0.00%	95.48%	100.00%	84.23%
Median Sold/List Ratio		94.18%		93.10%	94.33%	96.97%	92.21%
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



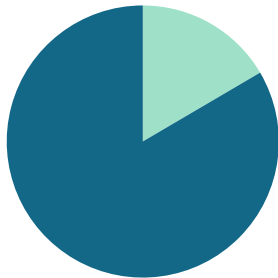
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

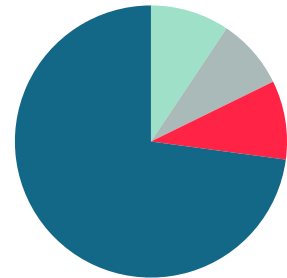


Inventory
 New Listings
120 = 16.55%
 Start Inventory
605
 Total Inventory Units
725
 Volume
\$267,616,894

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%
Median List Price	189,950	194,000	2.13%	179,900	195,000	8.39%
Median Sale Price	175,000	195,000	11.43%	170,000	185,000	8.82%
Median Percent of Selling Price to List Price	97.73%	94.18%	-3.63%	96.75%	95.76%	-1.02%
Median Days on Market to Sale	28.00	46.00	64.29%	30.00	43.00	43.33%
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

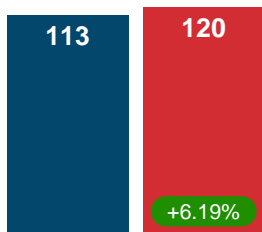
Inventory on November 30, 2024 = **583**

2023 **2024**

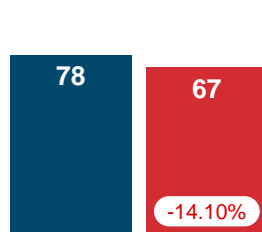
NOVEMBER MARKET

MEDIAN PRICES

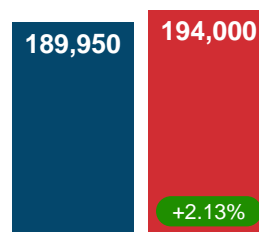
New Listings



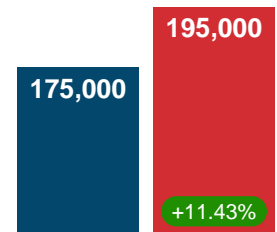
Pending Listings



List Price



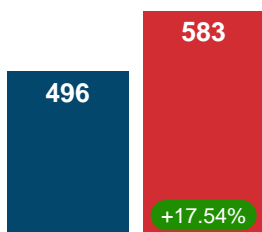
Sale Price



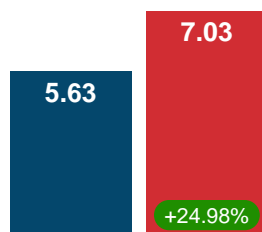
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

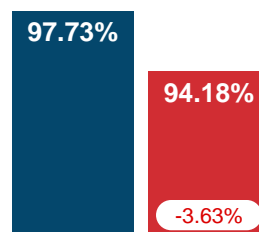
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

