

# November 2024



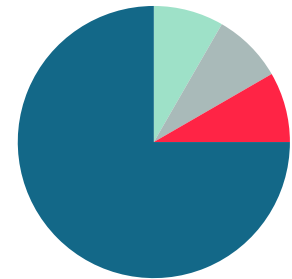
Area Delimited by County Of Sequoyah - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2023	2024	+/-%
Closed Listings	10	8	-20.00%
Pending Listings	14	8	-42.86%
New Listings	12	20	66.67%
Average List Price	176,820	176,663	-0.09%
Average Sale Price	168,000	167,813	-0.11%
Average Percent of Selling Price to List Price	95.92%	91.42%	-4.68%
Average Days on Market to Sale	62.50	64.75	3.60%
End of Month Inventory	64	72	12.50%
Months Supply of Inventory	6.56	7.38	12.50%



■ Closed (8.33%)  
■ Pending (8.33%)  
■ Other OffMarket (8.33%)  
■ Active (75.00%)

**Absorption:** Last 12 months, an Average of **10** Sales/Month  
**Active Inventory** as of November 30, 2024 = **72**

### Analysis Wrap-Up

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

The total housing inventory at the end of November 2024 rose **12.50%** to 72 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 **7.38** MSI for this period.

#### Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **0.11%** in November 2024 to \$167,813 versus the previous year at \$168,000.

#### Average Days on Market Lengthens

The average number of **64.75** days that homes spent on the market before selling increased by 2.25 days or **3.60%** in November 2024 compared to last year's same month at **62.50** DOM.

#### Sales Success for November 2024 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 20 New Listings in November 2024, up **66.67%** from last year at 12. Furthermore, there were 8 Closed Listings this month versus last year at 10, a **-20.00%** decrease.

Closed versus Listed trends yielded a **40.0%** ratio, down from previous year's, November 2023, at **83.3%**, a **52.00%** downswing. 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



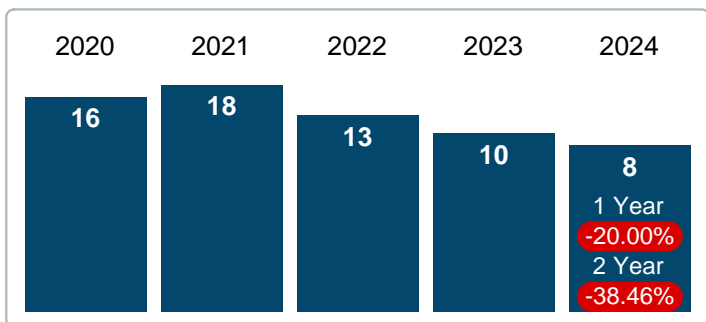
Area Delimited by County Of Sequoyah - Residential Property Type



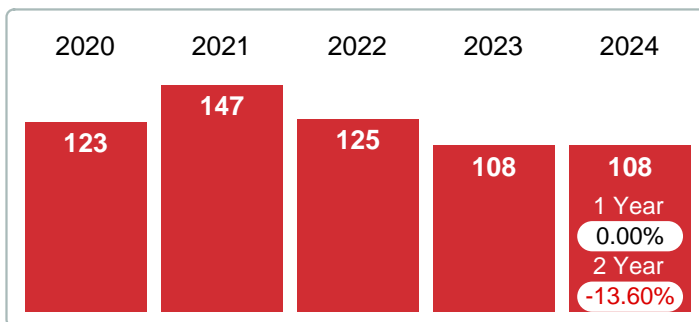
## CLOSED LISTINGS

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

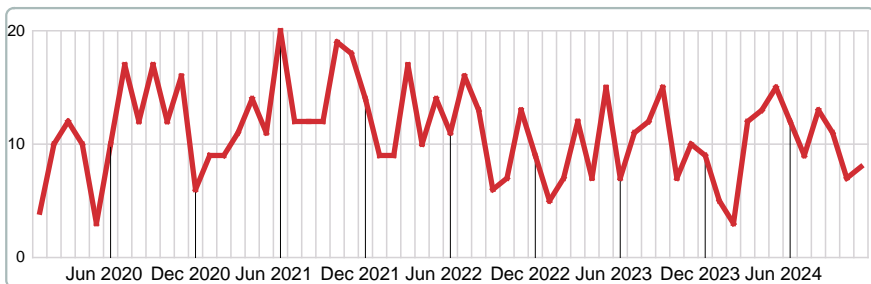
### NOVEMBER



### YEAR TO DATE (YTD)

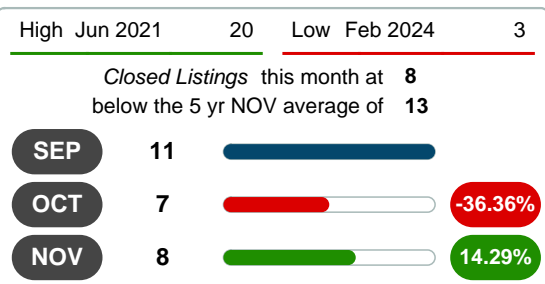


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 13



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	0.0	0	0	0	0
\$50,001 - \$50,000	0	0.00%	0.0	0	0	0	0
\$50,001 - \$100,000	4	50.00%	54.5	2	1	1	0
\$100,001 - \$175,000	2	25.00%	102.0	0	1	1	0
\$175,001 - \$325,000	1	12.50%	15.0	0	0	1	0
\$325,001 - \$375,000	0	0.00%	0.0	0	0	0	0
\$375,001 and up	1	12.50%	81.0	0	1	0	0
<b>Total Closed Units</b>	<b>8</b>			<b>2</b>	<b>3</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>1,342,500</b>	<b>100%</b>	<b>64.8</b>	<b>168.50K</b>	<b>634.00K</b>	<b>540.00K</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$167,813</b>			<b>\$84,250</b>	<b>\$211,333</b>	<b>\$180,000</b>	<b>\$0</b>

# November 2024



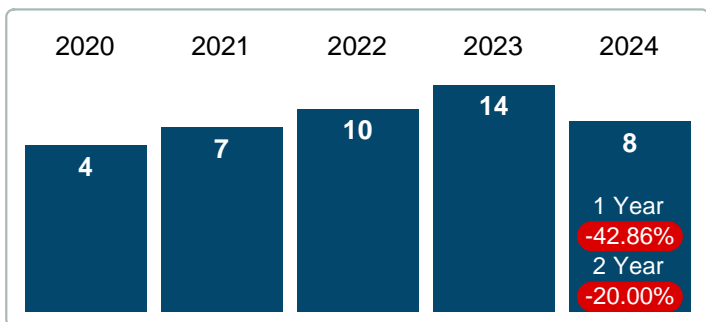
Area Delimited by County Of Sequoyah - Residential Property Type



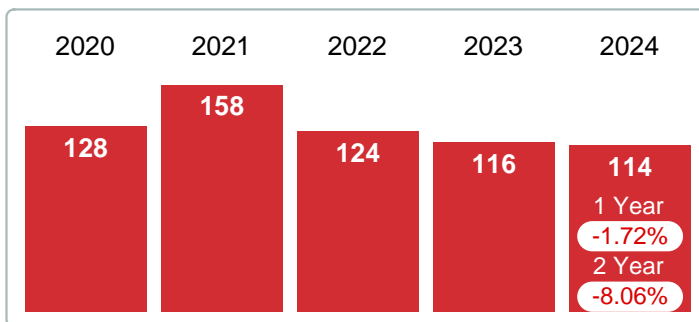
## PENDING LISTINGS

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

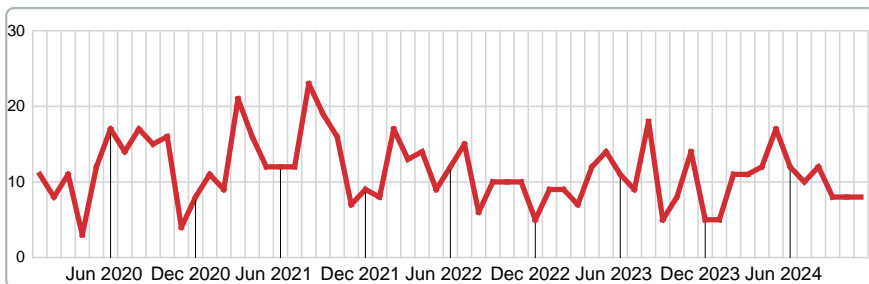
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 9

High Aug 2021 23 Low Apr 2020 3

Pending Listings this month at 8 below the 5 yr NOV average of 9

Month	Pending Listings	% Change
SEP	8	
OCT	8	0.00%
NOV	8	0.00%

### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	0	0.00%	0.0	0	0	0	0
\$70,001 - \$100,000	1	12.50%	50.0	0	1	0	0
\$100,001 - \$120,000	2	25.00%	60.0	1	1	0	0
\$120,001 - \$160,000	2	25.00%	82.0	0	2	0	0
\$160,001 - \$190,000	1	12.50%	175.0	0	0	1	0
\$190,001 - \$250,000	2	25.00%	64.0	0	2	0	0
\$250,001 and up	0	0.00%	0.0	0	0	0	0
<b>Total Pending Units</b>	<b>8</b>			<b>1</b>	<b>6</b>	<b>1</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>1,180,600</b>	<b>100%</b>	<b>96.7</b>	<b>107.00K</b>	<b>908.60K</b>	<b>165.00K</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$115,633</b>			<b>\$107,000</b>	<b>\$151,433</b>	<b>\$165,000</b>	<b>\$0</b>

# November 2024



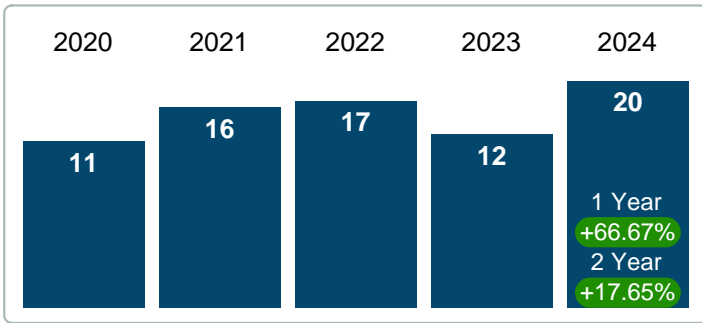
Area Delimited by County Of Sequoyah - Residential Property Type



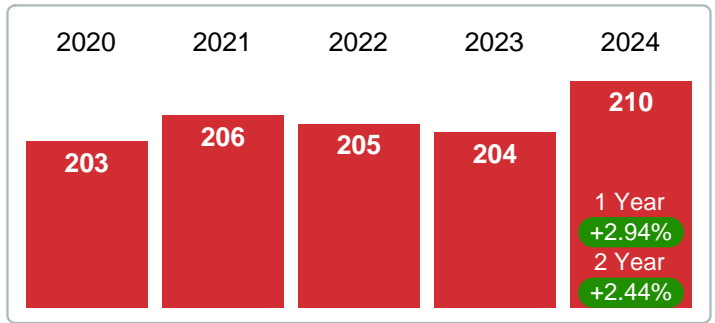
## NEW LISTINGS

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

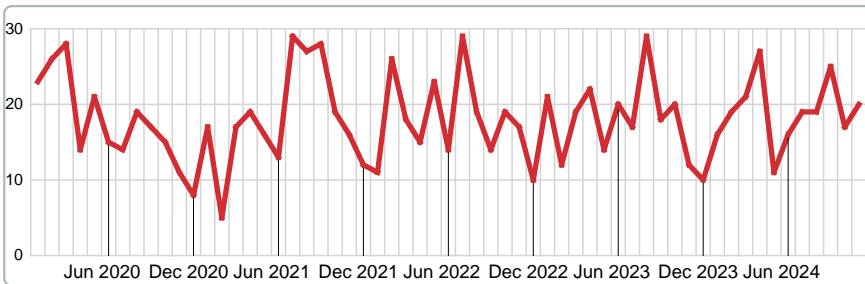
### NOVEMBER



### YEAR TO DATE (YTD)

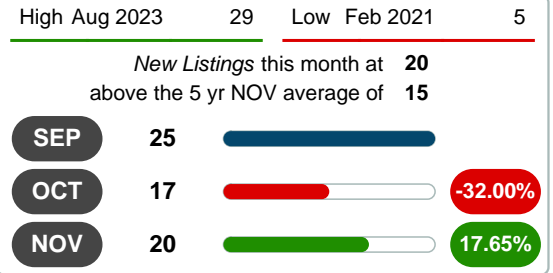


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 15



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$80,000 and less	2	10.00%	1	1	0	0
\$80,001 - \$90,000	3	15.00%	2	1	0	0
\$90,001 - \$170,000	2	10.00%	0	2	0	0
\$170,001 - \$350,000	6	30.00%	2	2	2	0
\$350,001 - \$450,000	2	10.00%	0	0	2	0
\$450,001 - \$640,000	3	15.00%	0	2	0	1
\$640,001 and up	2	10.00%	0	1	1	0
<b>Total New Listed Units</b>	<b>20</b>		<b>5</b>	<b>9</b>	<b>5</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>5,998,800</b>	<b>100%</b>	<b>561.00K</b>	<b>2.43M</b>	<b>2.41M</b>	<b>599.00K</b>
<b>Average New Listed Listing Price</b>	<b>\$0</b>		<b>\$112,200</b>	<b>\$269,867</b>	<b>\$482,000</b>	<b>\$599,000</b>

# November 2024



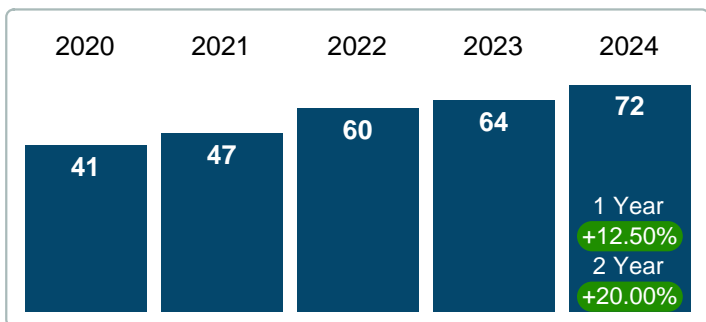
Area Delimited by County Of Sequoyah - Residential Property Type



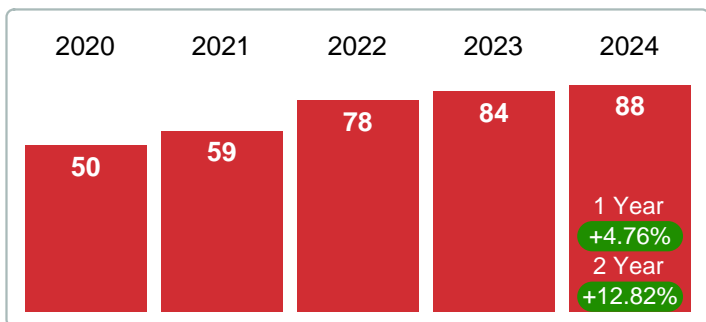
## ACTIVE INVENTORY

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

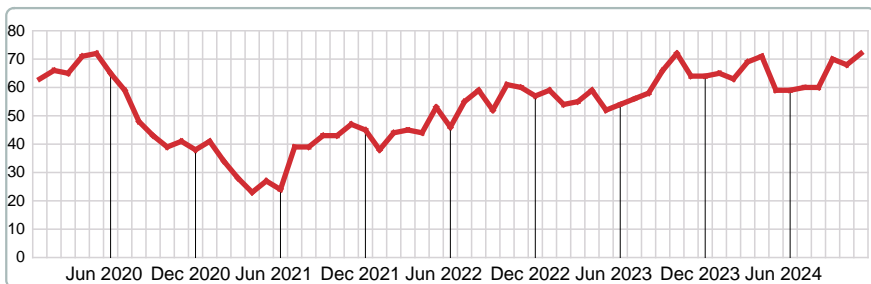
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 57

High Nov 2024 72 Low Apr 2021 23

Inventory this month at 72  
above the 5 yr NOV average of 57

- SEP 70 (5.88% change)
- OCT 68 (-2.86% change)
- NOV 72 (5.88% change)

### 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	4	5.56%	25.3	2	2	0	0
\$75,001 - \$125,000	7	9.72%	37.0	3	4	0	0
\$125,001 - \$150,000	10	13.89%	81.9	1	8	1	0
\$150,001 - \$275,000	24	33.33%	81.7	5	13	5	1
\$275,001 - \$450,000	10	13.89%	100.7	1	4	5	0
\$450,001 - \$750,000	10	13.89%	88.8	0	7	1	2
\$750,001 and up	7	9.72%	46.3	0	3	4	0
<b>Total Active Inventory by Units</b>	<b>72</b>			<b>12</b>	<b>41</b>	<b>16</b>	<b>3</b>
<b>Total Active Inventory by Volume</b>	<b>22,914,899</b>	<b>100%</b>	<b>74.4</b>	<b>1.73M</b>	<b>11.84M</b>	<b>7.96M</b>	<b>1.38M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$318,262</b>			<b>\$144,550</b>	<b>\$288,773</b>	<b>\$497,381</b>	<b>\$460,833</b>

# November 2024



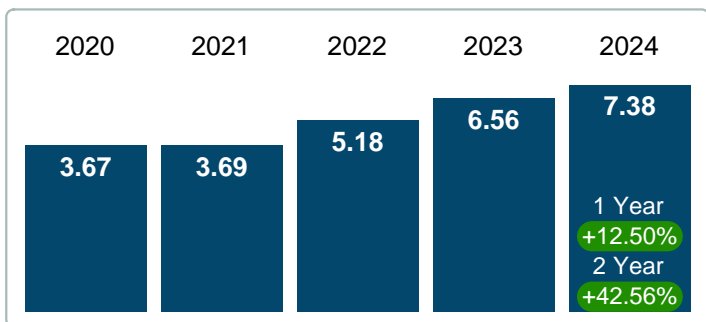
Area Delimited by County Of Sequoyah - Residential Property Type



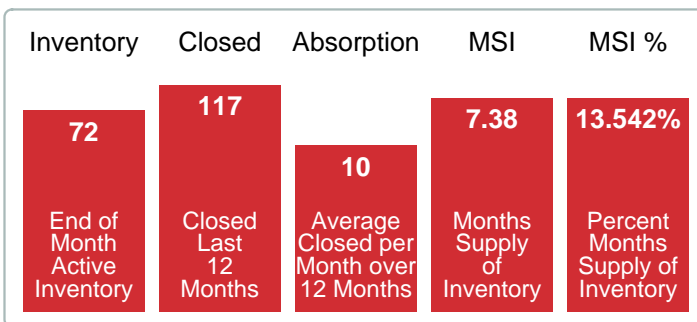
## MONTHS SUPPLY of INVENTORY (MSI)

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

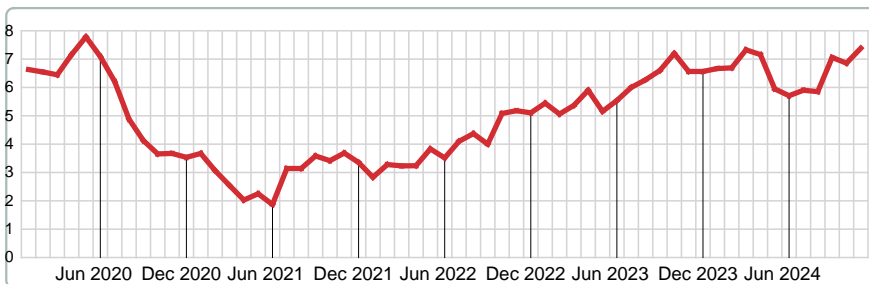
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2024

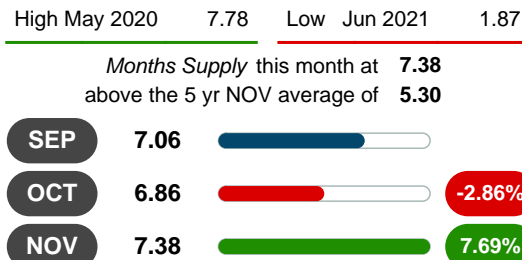


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 5.30



### 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	4	5.56%	3.20	3.43	4.00	0.00	0.00
\$75,001 - \$125,000	7	9.72%	4.67	4.00	5.33	0.00	0.00
\$125,001 - \$150,000	10	13.89%	7.06	2.40	8.73	12.00	0.00
\$150,001 - \$275,000	24	33.33%	7.78	8.57	8.21	6.00	12.00
\$275,001 - \$450,000	10	13.89%	5.71	6.00	4.80	10.00	0.00
\$450,001 - \$750,000	10	13.89%	20.00	0.00	28.00	6.00	0.00
\$750,001 and up	7	9.72%	28.00	0.00	36.00	48.00	0.00
Market Supply of Inventory (MSI)	7.38			4.65	8.34	8.73	7.20
Total Active Inventory by Units	72	100%	7.38	12	41	16	3

# November 2024



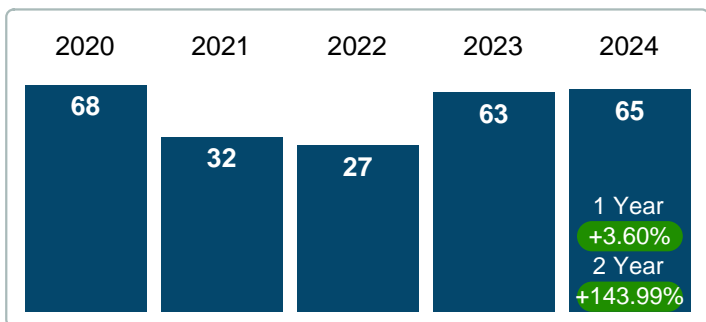
Area Delimited by County Of Sequoyah - Residential Property Type



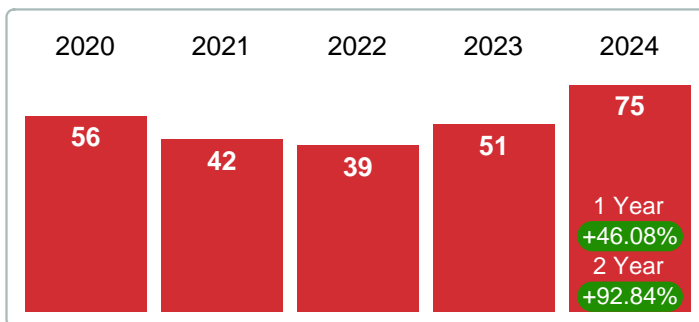
## AVERAGE DAYS ON MARKET TO SALE

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

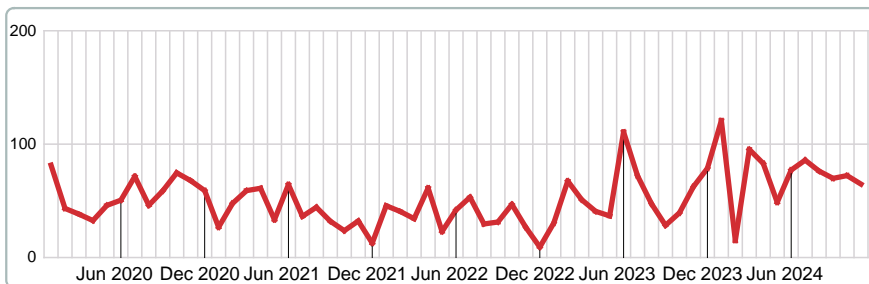
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

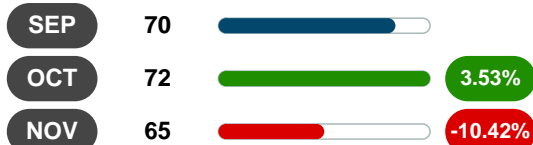


### 3 MONTHS

5 year NOV AVG = 51

High Jan 2024 121 Low Dec 2022 9

Average Days on Market to Sale this month at 65 above the 5 yr NOV 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
\$50,000 and less	0.00%	0	0	0	0	0
\$50,001 - \$50,000	0.00%	0	0	0	0	0
\$50,001 - \$100,000	50.00%	55	64	50	40	0
\$100,001 - \$175,000	25.00%	102	0	29	175	0
\$175,001 - \$325,000	12.50%	15	0	0	15	0
\$325,001 - \$375,000	0.00%	0	0	0	0	0
\$375,001 and up	12.50%	81	0	81	0	0
<b>Average Closed DOM</b>		<b>65</b>	<b>64</b>	<b>53</b>	<b>77</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>65</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>1,342,500</b>	<b>168.50K</b>	<b>634.00K</b>	<b>540.00K</b>	<b>0.00B</b>



# November 2024



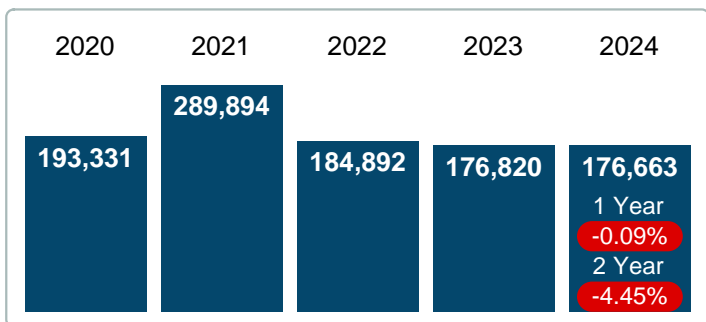
Area Delimited by County Of Sequoyah - Residential Property Type



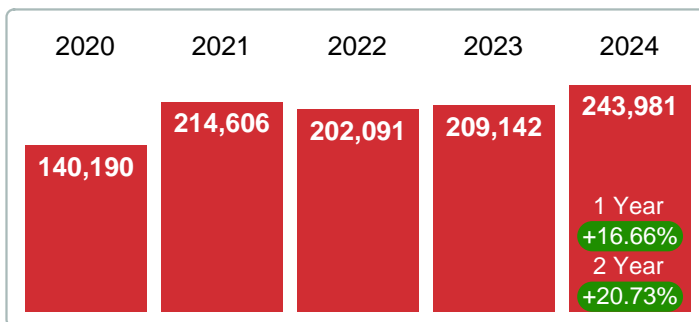
## AVERAGE LIST PRICE AT CLOSING

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

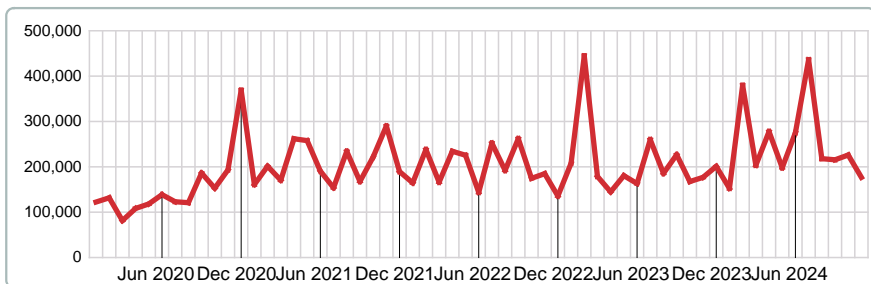
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

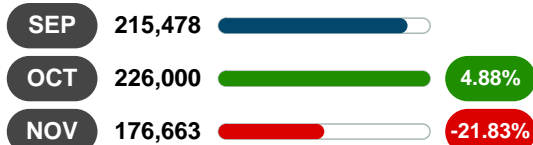


### 3 MONTHS

5 year NOV AVG = 204,320

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

Average List Price at Closing this month at **176,663**  
below the 5 yr NOV average of **204,320**



### 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
\$50,000 and less	0.00%	0	0	0	0	0
\$50,001 - \$50,000	0.00%	0	0	0	0	0
\$50,001 - \$100,000	37.50%	75,767	89,750	74,900	79,900	0
\$100,001 - \$175,000	25.00%	136,000	0	190,000	165,000	0
\$175,001 - \$325,000	25.00%	257,500	0	0	325,000	0
\$325,001 - \$375,000	0.00%	0	0	0	0	0
\$375,001 and up	12.50%	399,000	0	399,000	0	0
<b>Average List Price</b>		<b>176,663</b>	<b>89,750</b>	<b>221,300</b>	<b>189,967</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>176,663</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>1,413,300</b>	<b>179.50K</b>	<b>663.90K</b>	<b>569.90K</b>	<b>0.00B</b>



# November 2024



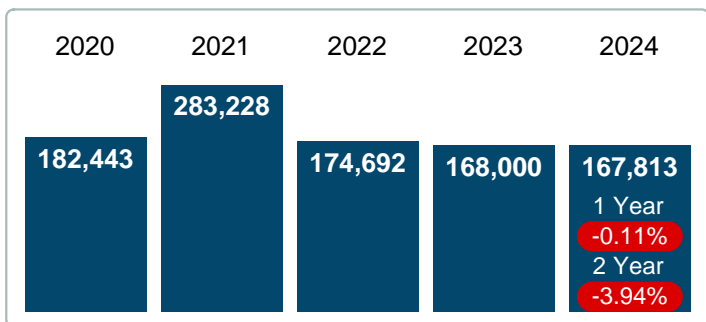
Area Delimited by County Of Sequoyah - Residential Property Type



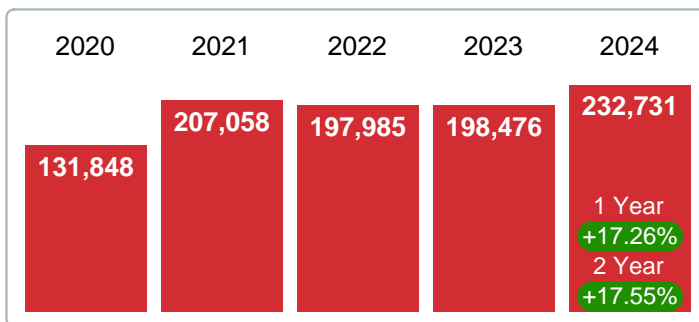
## AVERAGE SOLD PRICE AT CLOSING

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

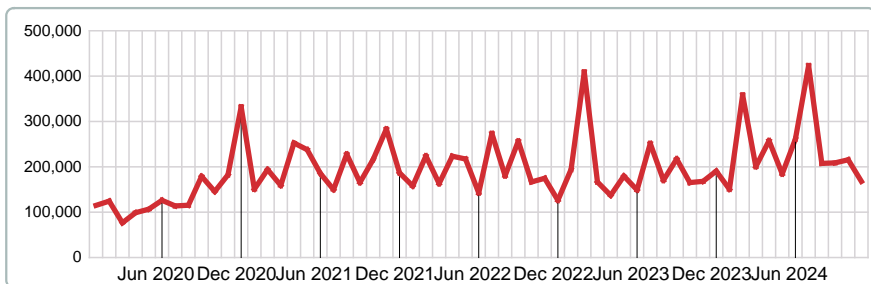
### NOVEMBER



### YEAR TO DATE (YTD)

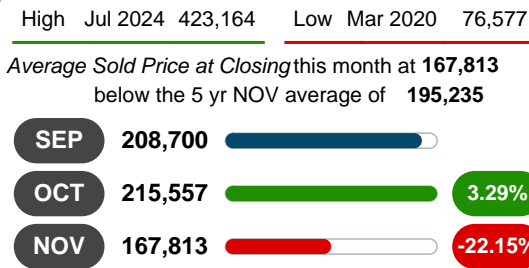


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 195,235



### 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
\$50,000 and less	0	0.00%	0	0	0	0	0
\$50,001 - \$50,000	0	0.00%	0	0	0	0	0
\$50,001 - \$100,000	4	50.00%	72,125	84,250	65,000	55,000	0
\$100,001 - \$175,000	2	25.00%	167,500	0	175,000	160,000	0
\$175,001 - \$325,000	1	12.50%	325,000	0	0	325,000	0
\$325,001 - \$375,000	0	0.00%	0	0	0	0	0
\$375,001 and up	1	12.50%	394,000	0	394,000	0	0
<b>Average Sold Price</b>			<b>167,813</b>	<b>84,250</b>	<b>211,333</b>	<b>180,000</b>	<b>0</b>
<b>Total Closed Units</b>		<b>100%</b>	<b>167,813</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>			<b>1,342,500</b>	<b>168.50K</b>	<b>634.00K</b>	<b>540.00K</b>	<b>0.00B</b>

# November 2024



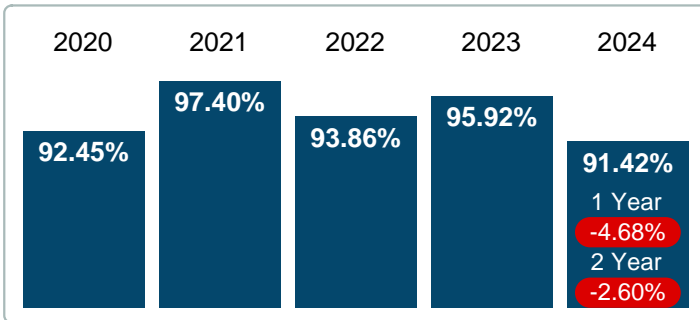
Area Delimited by County Of Sequoyah - Residential Property Type



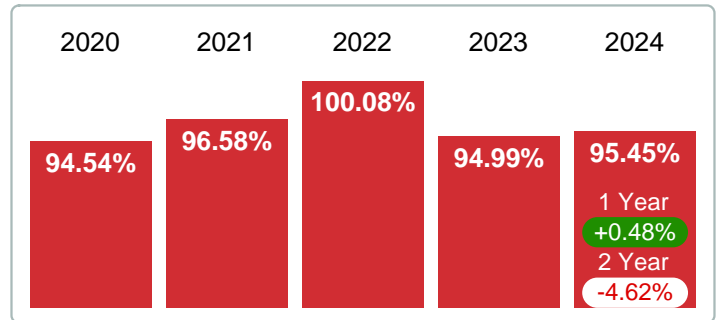
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

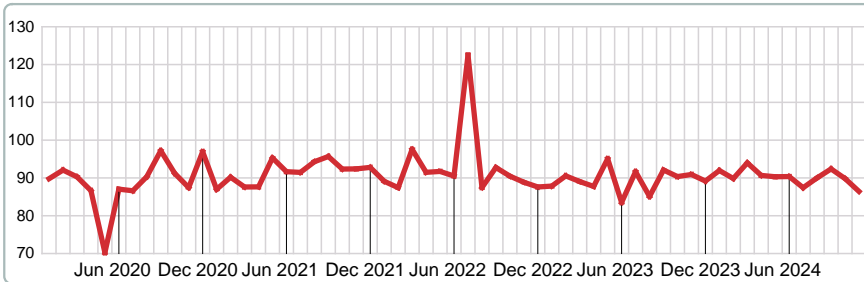
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

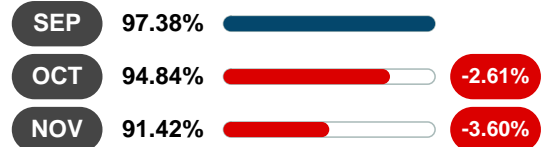


### 3 MONTHS

5 year NOV AVG = 94.21%

High Jul 2022 127.50% Low May 2020 75.25%

Average Sold/List Ratio this month at **91.42%**  
below the 5 yr NOV average of **94.21%**



## 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
\$50,000 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$50,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$100,000	4	50.00%	85.89%	93.97%	86.78%	68.84%	0.00%
\$100,001 - \$175,000	2	25.00%	94.54%	0.00%	92.11%	96.97%	0.00%
\$175,001 - \$325,000	1	12.50%	100.00%	0.00%	0.00%	100.00%	0.00%
\$325,001 - \$375,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$375,001 and up	1	12.50%	98.75%	0.00%	98.75%	0.00%	0.00%
Average Sold/List Ratio		91.40%		93.97%	92.54%	88.60%	0.00%
Total Closed Units		8	100%	2	3	3	
Total Closed Volume		1,342,500		168.50K	634.00K	540.00K	0.00B

# November 2024



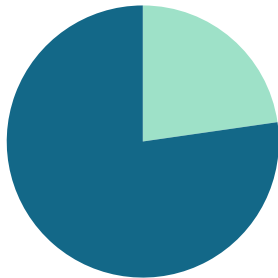
Area Delimited by County Of Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

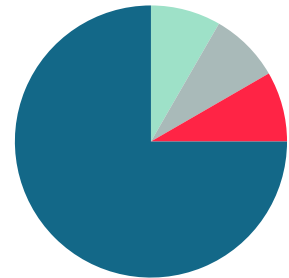


**Inventory**  
 New Listings  
**20 = 22.73%**  
 Start Inventory  
**68**  
 Total Inventory Units  
**88**  
 Volume  
**\$27,019,299**

### Market Activity

Closed Sales  
**8 = 8.33%**  
 Pending Sales  
**8 = 8.33%**  
 Other Off Market  
**8 = 8.33%**  
 Active Inventory  
**72 = 75.00%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	10	8	-20.00%	108	108	0.00%
Pending Sales	14	8	-42.86%	116	114	-1.72%
New Listings	12	20	66.67%	204	210	2.94%
Average List Price	176,820	176,663	-0.09%	209,142	243,981	16.66%
Average Sale Price	168,000	167,813	-0.11%	198,476	232,731	17.26%
Average Percent of Selling Price to List Price	95.92%	91.42%	-4.68%	94.99%	95.45%	0.48%
Average Days on Market to Sale	62.50	64.75	3.60%	51.24	74.85	46.08%
Monthly Inventory	64	72	12.50%	64	72	12.50%
Months Supply of Inventory	6.56	7.38	12.50%	6.56	7.38	12.50%

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

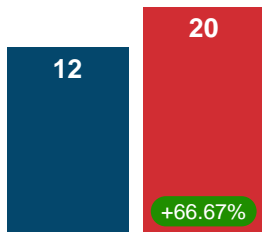
**Inventory** on November 30, 2024 = **72**

**2023** **2024**

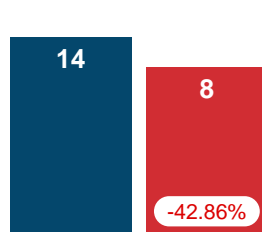
### NOVEMBER MARKET

### AVERAGE PRICES

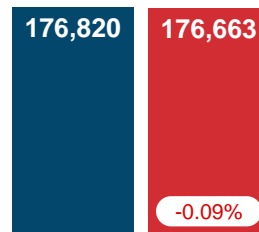
#### New Listings



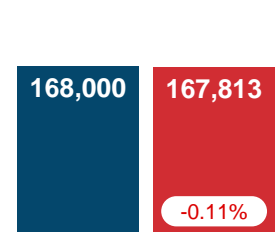
#### Pending Listings



#### List Price



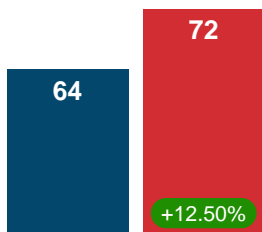
#### Sale Price



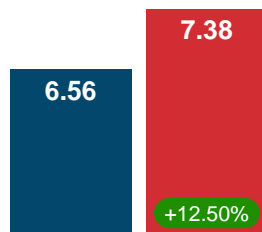
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

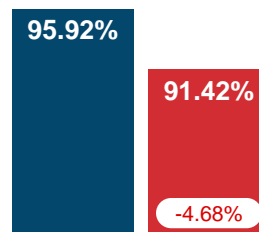
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

