

November 2024



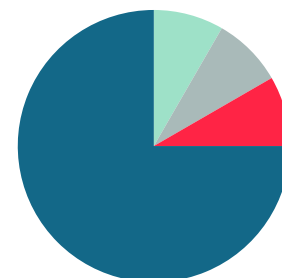
Area Delimited by County Of Sequoyah - Residential Property Type



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%
Median List Price	140,450	136,000	-3.17%
Median Sale Price	143,500	130,000	-9.41%
Median Percent of Selling Price to List Price	95.72%	93.97%	-1.83%
Median Days on Market to Sale	50.50	56.50	11.88%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **9.41%** in November 2024 to \$130,000 versus the previous year at \$143,500.

Median Days on Market Lengthens

The median number of **56.50** days that homes spent on the market before selling increased by 6.00 days or **11.88%** in November 2024 compared to last year's same month at **50.50** DOM.

Sales Success for November 2024 is Positive

Overall, with Median 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

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



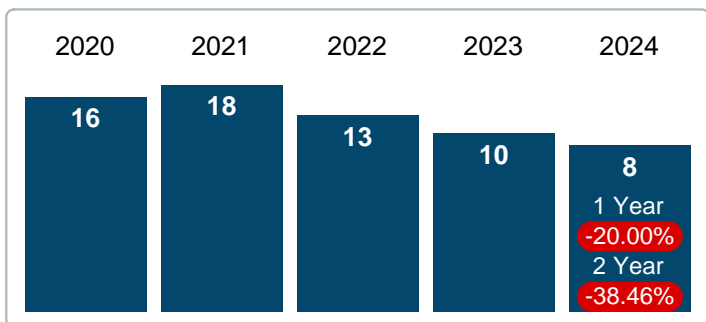
Area Delimited by County Of Sequoyah - Residential Property Type



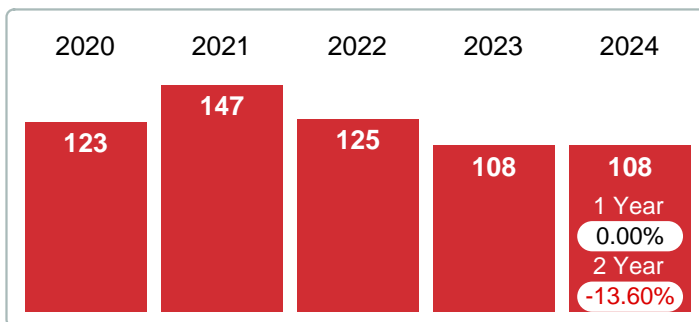
CLOSED LISTINGS

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

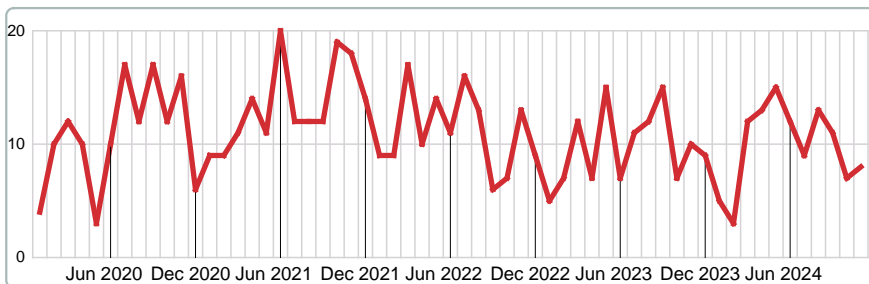
NOVEMBER



YEAR TO DATE (YTD)

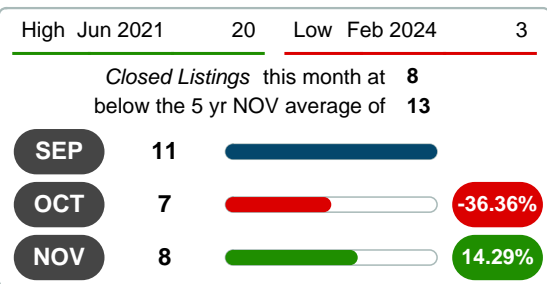


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 13



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	0.0	0	0	0	0
\$50,001 - \$60,000	1	12.50%	40.0	0	0	1	0
\$60,001 - \$100,000	3	37.50%	63.0	2	1	0	0
\$100,001 - \$170,000	1	12.50%	175.0	0	0	1	0
\$170,001 - \$320,000	1	12.50%	29.0	0	1	0	0
\$320,001 - \$390,000	1	12.50%	15.0	0	0	1	0
\$390,001 and up	1	12.50%	81.0	0	1	0	0
Total Closed Units	8			2	3	3	0
Total Closed Volume	1,342,500	100%	56.5	168.50K	634.00K	540.00K	0.00B
Median Closed Price	\$130,000			\$84,250	\$175,000	\$160,000	\$0

November 2024



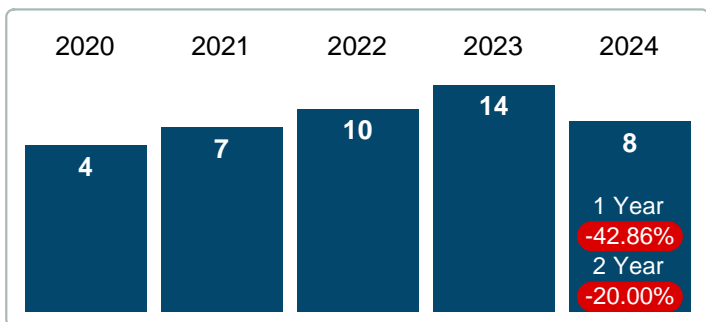
Area Delimited by County Of Sequoyah - Residential Property Type



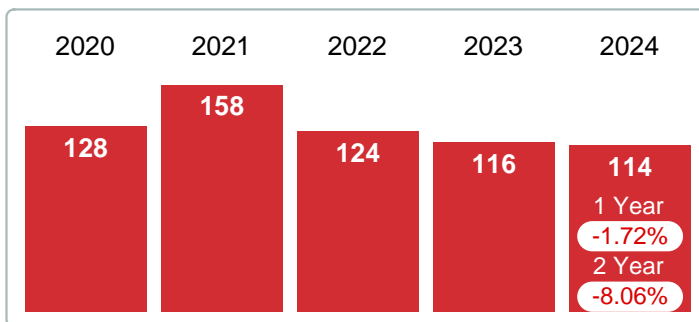
PENDING LISTINGS

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

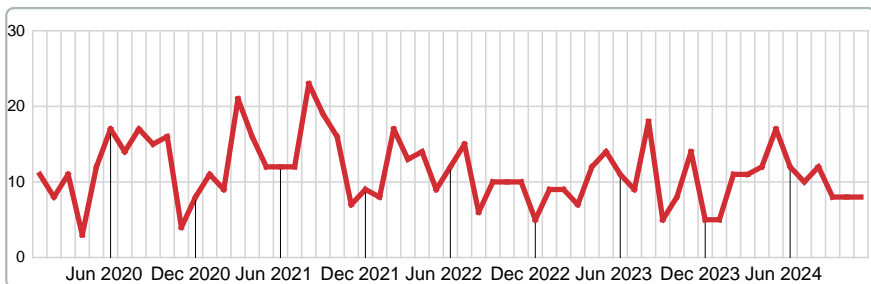
NOVEMBER



YEAR TO DATE (YTD)

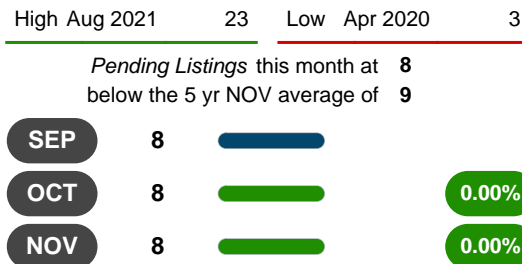


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 9



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	0	0.00%	81.0	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%	64.0	0	0	0	0
Total Pending Units	8			1	6	1	0
Total Pending Volume	1,180,600	100%	60.0	107.00K	908.60K	165.00K	0.00B
Median Listing Price	\$137,400			\$107,000	\$137,400	\$165,000	\$0

November 2024



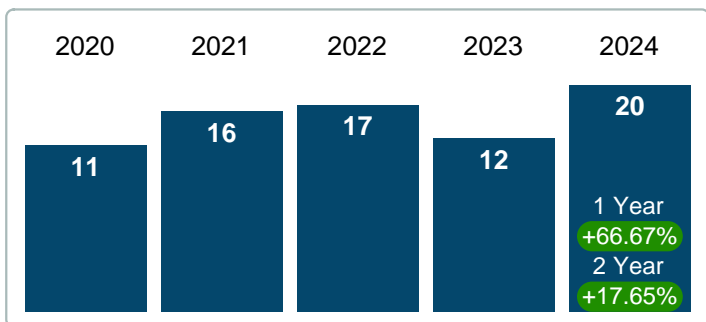
Area Delimited by County Of Sequoyah - Residential Property Type



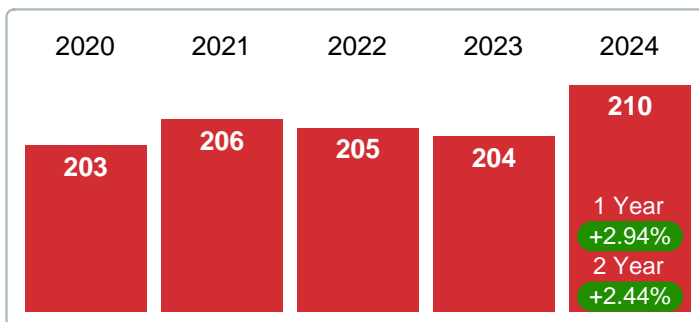
NEW LISTINGS

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

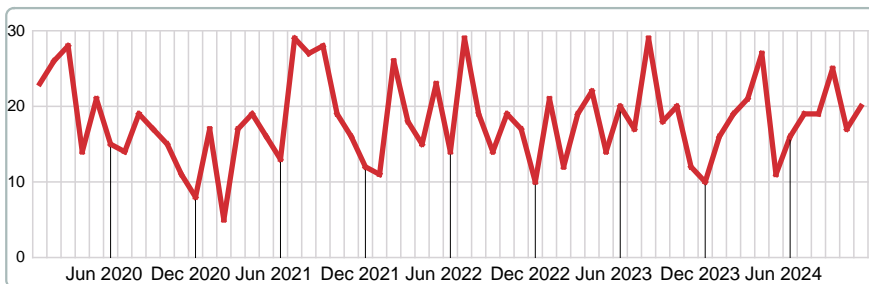
NOVEMBER



YEAR TO DATE (YTD)

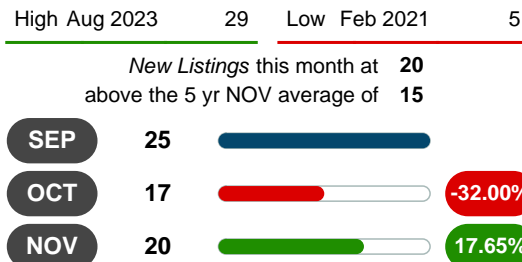


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 15



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	10.00%	1	1	0	0
\$75,001 - \$75,000	0	0.00%	0	0	0	0
\$75,001 - \$150,000	5	25.00%	2	3	0	0
\$150,001 - \$350,000	6	30.00%	2	2	2	0
\$350,001 - \$450,000	2	10.00%	0	0	2	0
\$450,001 - \$625,000	3	15.00%	0	2	0	1
\$625,001 and up	2	10.00%	0	1	1	0
Total New Listed Units	20		5	9	5	1
Total New Listed Volume	5,998,800	100%	561.00K	2.43M	2.41M	599.00K
Median New Listed Listing Price	\$207,500		\$90,000	\$195,000	\$365,000	\$599,000

November 2024



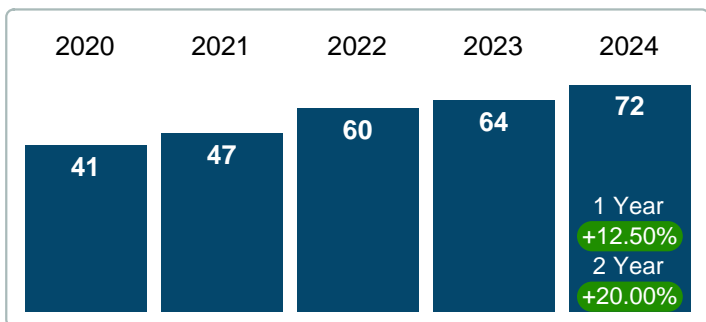
Area Delimited by County Of Sequoyah - Residential Property Type



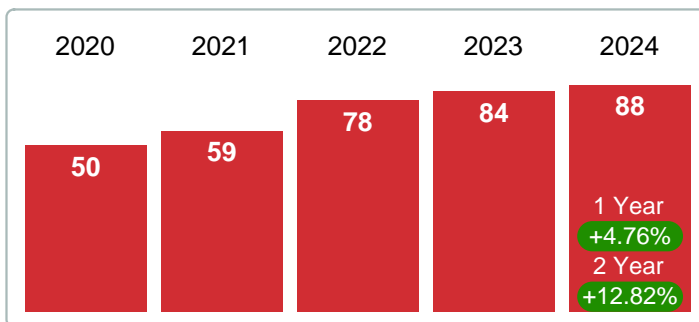
ACTIVE INVENTORY

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

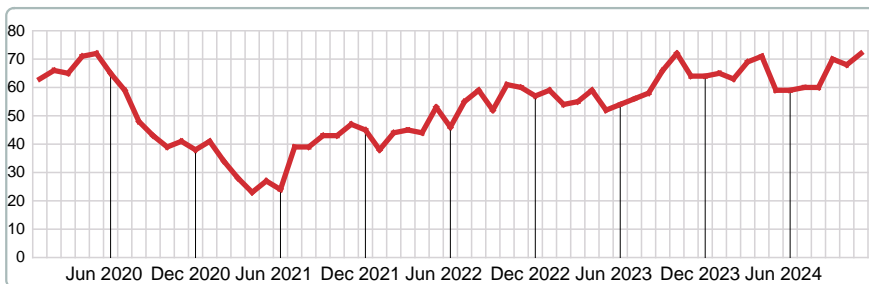
END OF NOVEMBER



ACTIVE DURING NOVEMBER

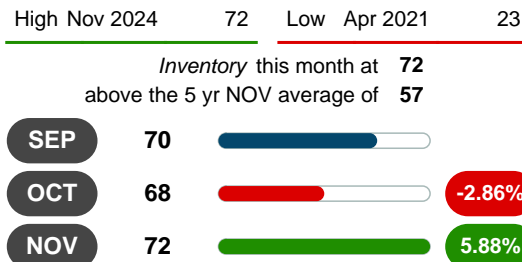


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 57



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	4	5.56%	26.5	2	2	0	0
\$75,001 - \$125,000	7	9.72%	19.0	3	4	0	0
\$125,001 - \$150,000	10	13.89%	66.5	1	8	1	0
\$150,001 - \$275,000	24	33.33%	77.0	5	13	5	1
\$275,001 - \$450,000	10	13.89%	96.0	1	4	5	0
\$450,001 - \$750,000	10	13.89%	45.5	0	7	1	2
\$750,001 and up	7	9.72%	51.0	0	3	4	0
Total Active Inventory by Units	72			12	41	16	3
Total Active Inventory by Volume	22,914,899	100%	63.0	1.73M	11.84M	7.96M	1.38M
Median Active Inventory Listing Price	\$219,000			\$146,450	\$195,000	\$357,500	\$544,500

November 2024



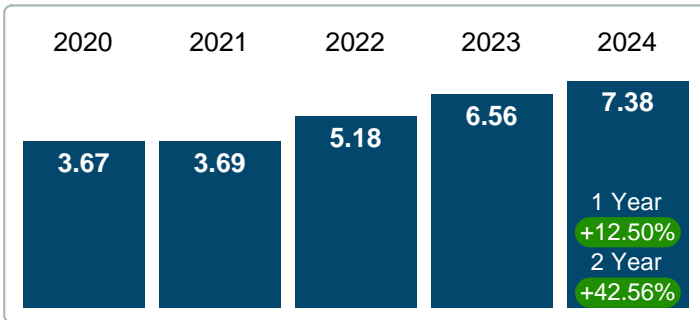
Area Delimited by County Of Sequoyah - Residential Property Type



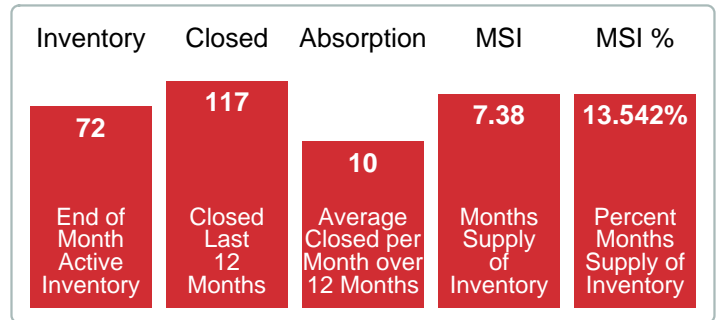
MONTHS SUPPLY of INVENTORY (MSI)

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

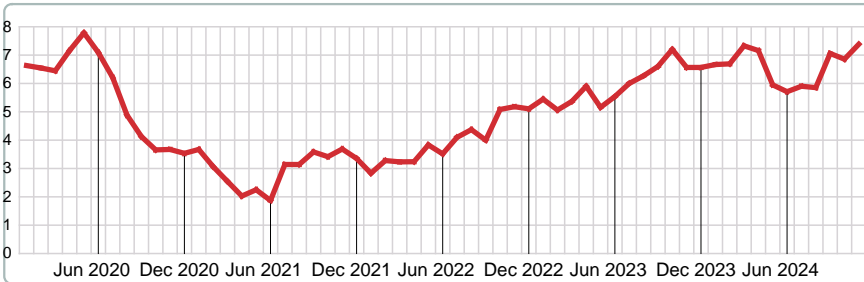
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2024

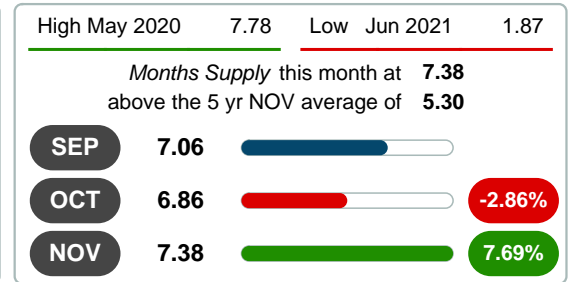


5 YEAR MARKET ACTIVITY TRENDS



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		100%	7.38	12	41	16	3

November 2024



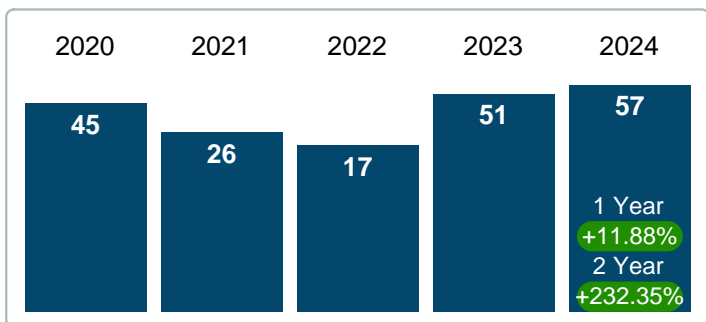
Area Delimited by County Of Sequoyah - Residential Property Type



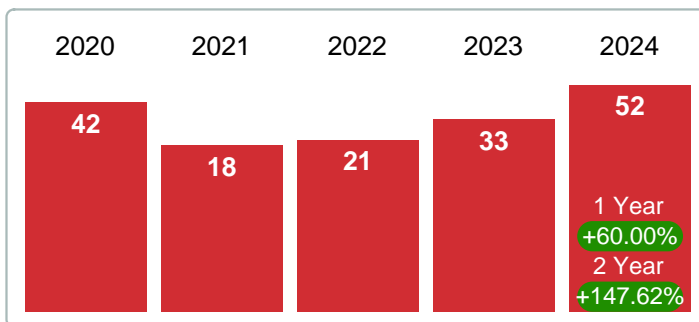
MEDIAN DAYS ON MARKET TO SALE

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

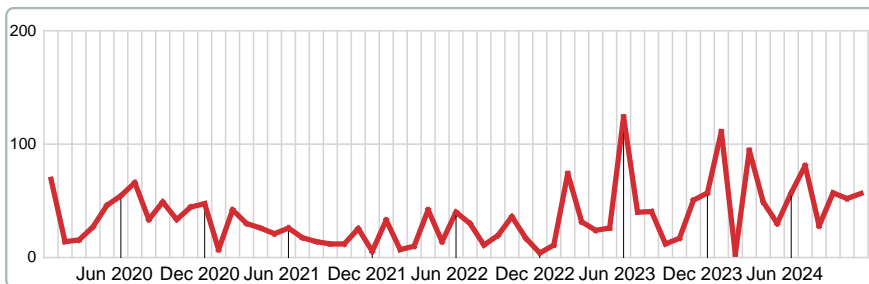
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 39

High Jun 2023 124 Low Feb 2024 3

Median Days on Market to Sale this month at 57 above the 5 yr NOV average of 39



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
\$50,000 and less	0.00%	51	0	0	0	0
\$50,001 - \$60,000	12.50%	40	0	0	40	0
\$60,001 - \$100,000	37.50%	63	64	50	0	0
\$100,001 - \$170,000	12.50%	175	0	0	175	0
\$170,001 - \$320,000	12.50%	29	0	29	0	0
\$320,001 - \$390,000	12.50%	15	0	0	15	0
\$390,001 and up	12.50%	81	0	81	0	0
Median Closed DOM		57	64	50	40	0
Total Closed Units	100%	56.5	2	3	3	0
Total Closed Volume		1,342,500	168.50K	634.00K	540.00K	0.00B

November 2024



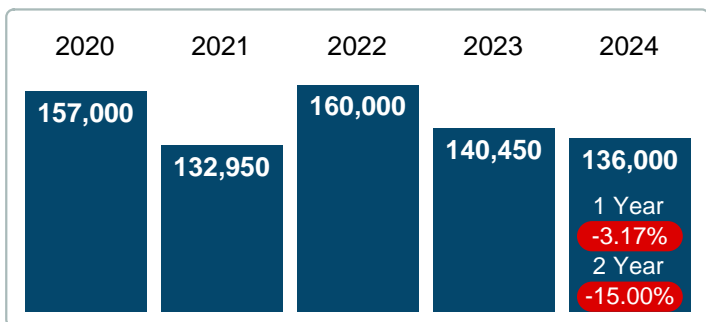
Area Delimited by County Of Sequoyah - Residential Property Type



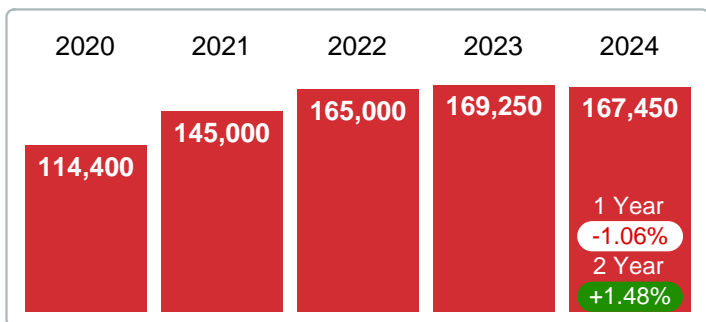
MEDIAN LIST PRICE AT CLOSING

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

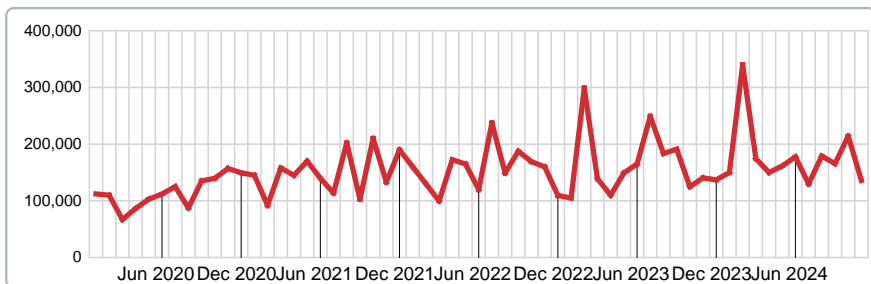
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

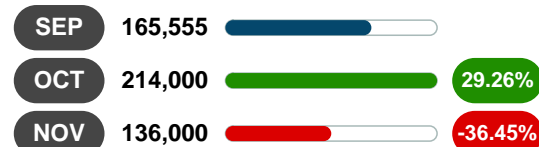


3 MONTHS

5 year NOV AVG = 145,280

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

Median List Price at Closing this month at 136,000 below the 5 yr NOV average of 145,280



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
\$50,000 and less	0.00%	81	0	0	0	0
\$50,001 - \$60,000	0.00%	81	0	0	0	0
\$60,001 - \$100,000	37.50%	74,900	72,500	74,900	79,900	0
\$100,001 - \$170,000	25.00%	136,000	107,000	0	165,000	0
\$170,001 - \$320,000	12.50%	190,000	0	190,000	0	0
\$320,001 - \$390,000	12.50%	325,000	0	0	325,000	0
\$390,001 and up	12.50%	399,000	0	399,000	0	0
Median List Price		136,000	89,750	190,000	165,000	0
Total Closed Units	100%	136,000	2	3	3	0
Total Closed Volume		1,413,300	179.50K	663.90K	569.90K	0.00B

November 2024



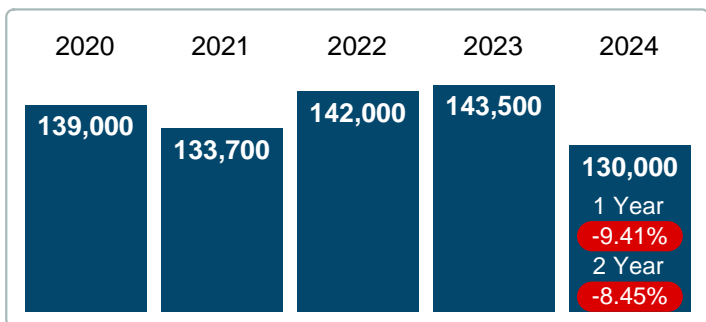
Area Delimited by County Of Sequoyah - Residential Property Type



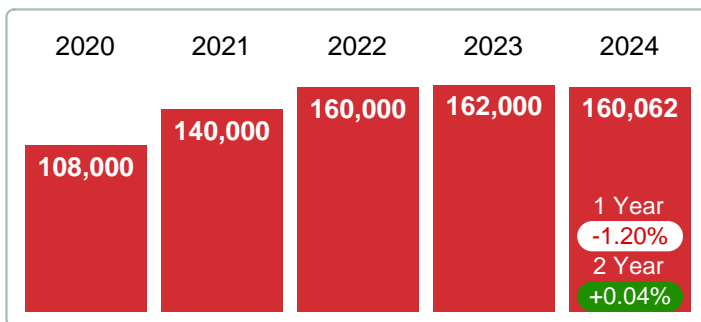
MEDIAN SOLD PRICE AT CLOSING

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

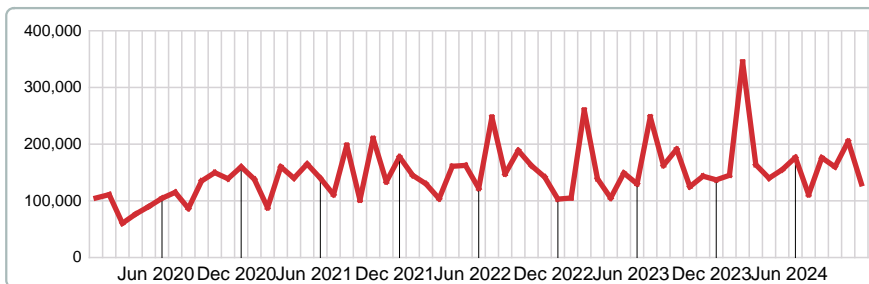
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

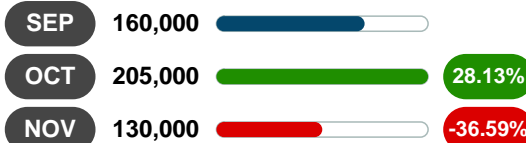


3 MONTHS

5 year NOV AVG = 137,640

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

Median Sold Price at Closing this month at 130,000 below the 5 yr NOV average of 137,640



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
\$50,000 and less	0	0.00%	399,000	0	0	0	0
\$50,001 - \$60,000	1	12.50%	55,000	0	0	55,000	0
\$60,001 - \$100,000	3	37.50%	68,500	84,250	65,000	0	0
\$100,001 - \$170,000	1	12.50%	160,000	0	0	160,000	0
\$170,001 - \$320,000	1	12.50%	175,000	0	175,000	0	0
\$320,001 - \$390,000	1	12.50%	325,000	0	0	325,000	0
\$390,001 and up	1	12.50%	394,000	0	394,000	0	0
Median Sold Price			130,000	84,250	175,000	160,000	0
Total Closed Units		100%	130,000	2	3	3	
Total Closed Volume			1,342,500	168.50K	634.00K	540.00K	0.00B

November 2024



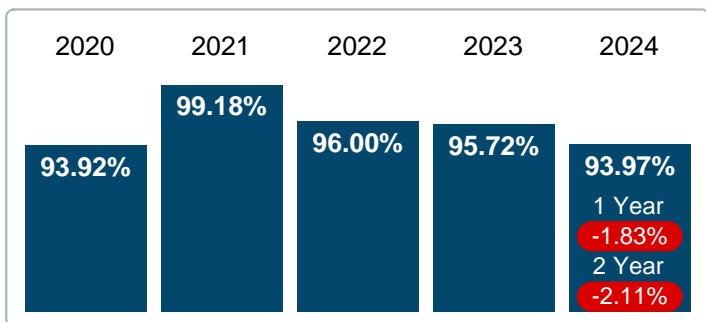
Area Delimited by County Of Sequoyah - Residential Property Type



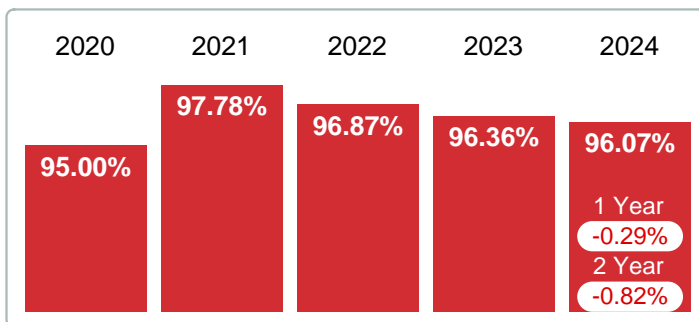
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

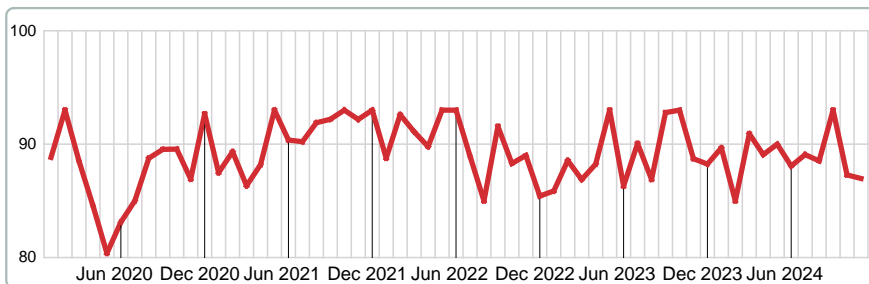
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

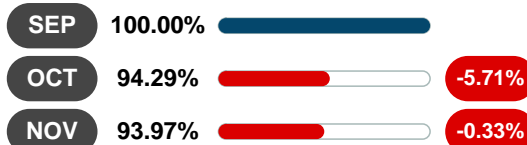


3 MONTHS

5 year NOV AVG = 95.76%

High Sep 2024 100.00% Low May 2020 87.38%

Median Sold/List Ratio this month at **93.97%**
below the 5 yr NOV average of **95.76%**



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
\$50,000 and less	0	0.00%	94.00%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$60,000	1	12.50%	68.84%	0.00%	0.00%	68.84%	0.00%
\$60,001 - \$100,000	3	37.50%	93.46%	93.97%	86.78%	0.00%	0.00%
\$100,001 - \$170,000	1	12.50%	96.97%	0.00%	0.00%	96.97%	0.00%
\$170,001 - \$320,000	1	12.50%	92.11%	0.00%	92.11%	0.00%	0.00%
\$320,001 - \$390,000	1	12.50%	100.00%	0.00%	0.00%	100.00%	0.00%
\$390,001 and up	1	12.50%	98.75%	0.00%	98.75%	0.00%	0.00%
Median Sold/List Ratio		93.97%		93.97%	92.11%	96.97%	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



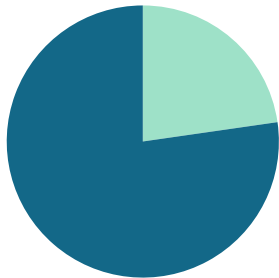
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

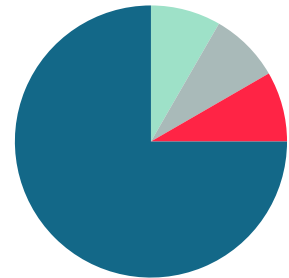


Inventory
 New Listings
20 = 22.73%
 Start Inventory
68
 Total Inventory Units
88
 Volume
\$27,019,299

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%
Median List Price	140,450	136,000	-3.17%	169,250	167,450	-1.06%
Median Sale Price	143,500	130,000	-9.41%	162,000	160,062	-1.20%
Median Percent of Selling Price to List Price	95.72%	93.97%	-1.83%	96.36%	96.07%	-0.29%
Median Days on Market to Sale	50.50	56.50	11.88%	32.50	52.00	60.00%
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**

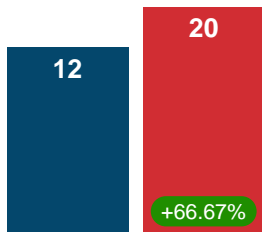
2023

2024

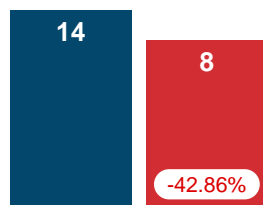
NOVEMBER MARKET

MEDIAN PRICES

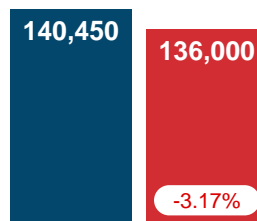
New Listings



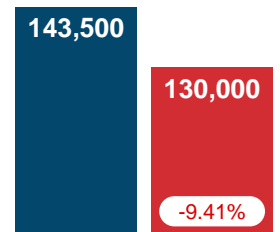
Pending Listings



List Price



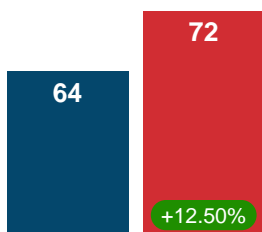
Sale Price



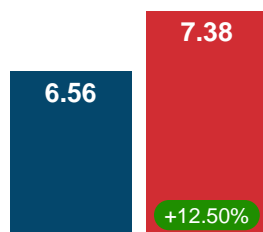
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

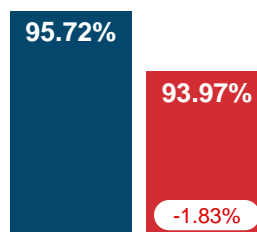
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

