

November 2024



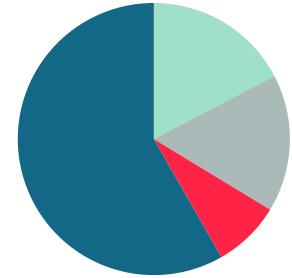
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2023	2024	+/-%
Closed Listings	597	649	8.71%
Pending Listings	546	613	12.27%
New Listings	805	844	4.84%
Average List Price	300,078	319,186	6.37%
Average Sale Price	294,168	313,267	6.49%
Average Percent of Selling Price to List Price	98.55%	98.48%	-0.07%
Average Days on Market to Sale	31.23	37.37	19.66%
End of Month Inventory	1,729	2,183	26.26%
Months Supply of Inventory	2.50	3.17	26.44%



Absorption: Last 12 months, an Average of **689** Sales/Month
Active Inventory as of November 30, 2024 = **2,183**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2024 rose **26.26%** to 2,183 existing homes available for sale. Over the last 12 months this area has had an average of 689 closed sales per month. This represents an unsold inventory index of **3.17** 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 **6.49%** in November 2024 to \$313,267 versus the previous year at \$294,168.

Average Days on Market Lengthens

The average number of **37.37** days that homes spent on the market before selling increased by 6.14 days or **19.66%** in November 2024 compared to last year's same month at **31.23** 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 844 New Listings in November 2024, up **4.84%** from last year at 805. Furthermore, there were 649 Closed Listings this month versus last year at 597, a **8.71%** increase.

Closed versus Listed trends yielded a **76.9%** ratio, up from previous year's, November 2023, at **74.2%**, a **3.69%** 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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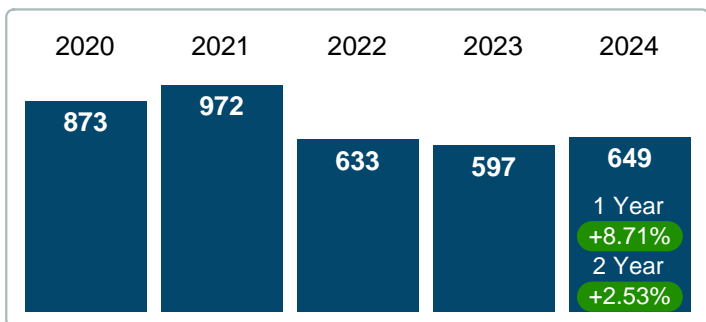
Area Delimited by County Of Tulsa - Residential Property Type



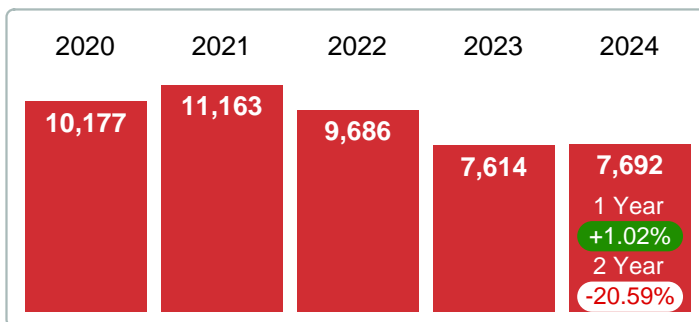
CLOSED LISTINGS

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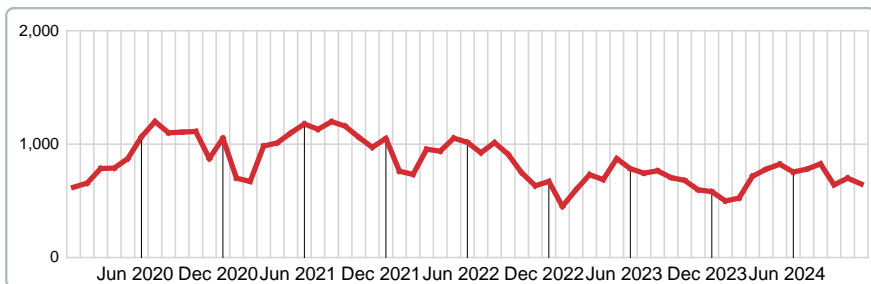
NOVEMBER



YEAR TO DATE (YTD)

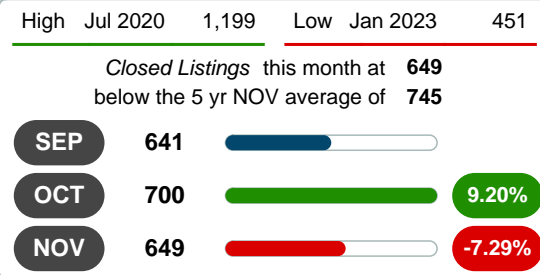


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 745



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	59	9.09%	37.2	31	24	4	0
\$125,001 - \$175,000	77	11.86%	24.5	24	44	9	0
\$175,001 - \$225,000	104	16.02%	28.6	17	73	14	0
\$225,001 - \$300,000	150	23.11%	37.6	9	102	39	0
\$300,001 - \$375,000	98	15.10%	40.9	4	42	45	7
\$375,001 - \$550,000	94	14.48%	48.1	2	33	47	12
\$550,001 and up	67	10.32%	45.2	1	12	38	16
Total Closed Units	649			88	330	196	35
Total Closed Volume	203,310,003	100%	37.4	14.85M	87.73M	81.17M	19.57M
Average Closed Price	\$313,267			\$168,694	\$265,844	\$414,126	\$559,078

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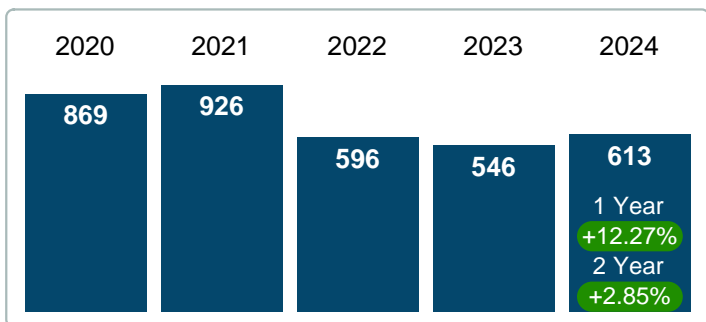
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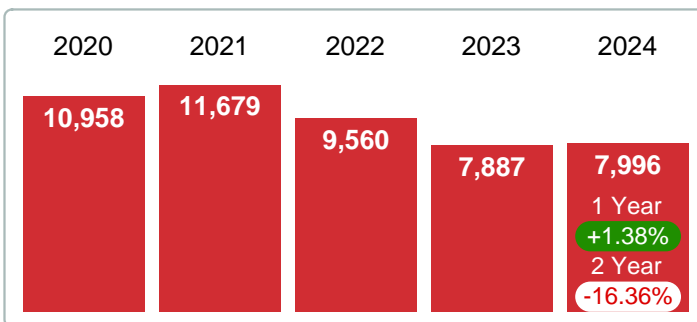
PENDING LISTINGS

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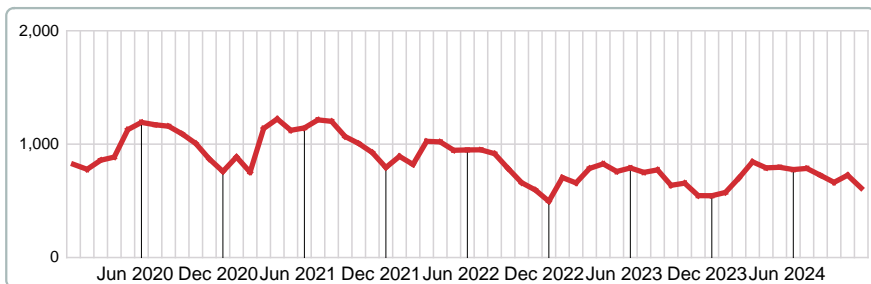
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 710

High Apr 2021 1,222 Low Dec 2022 496

Pending Listings this month at **613**
below the 5 yr NOV average of **710**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	65	10.60%	35.2	34	30	1	0
\$125,001 - \$175,000	59	9.62%	32.5	20	35	3	1
\$175,001 - \$225,000	105	17.13%	39.5	14	84	7	0
\$225,001 - \$300,000	146	23.82%	41.2	5	96	36	9
\$300,001 - \$400,000	102	16.64%	55.5	5	46	48	3
\$400,001 - \$550,000	75	12.23%	63.5	6	22	40	7
\$550,001 and up	61	9.95%	70.4	1	13	31	16
Total Pending Units	613			85	326	166	36
Total Pending Volume	195,805,471	100%	38.5	15.42M	85.69M	71.80M	22.90M
Average Listing Price	\$339,596			\$181,414	\$262,844	\$432,548	\$635,978

November 2024



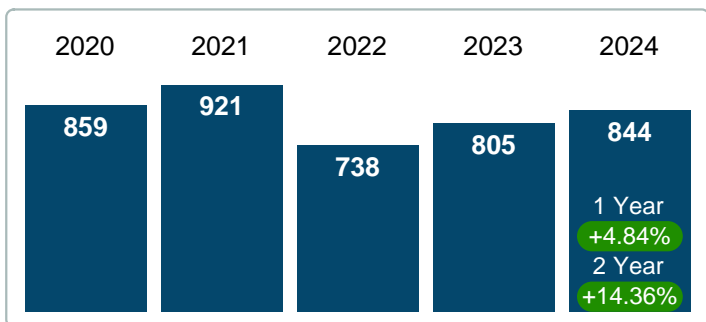
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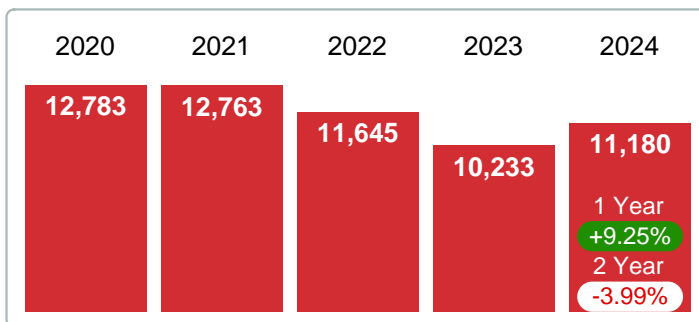
NEW LISTINGS

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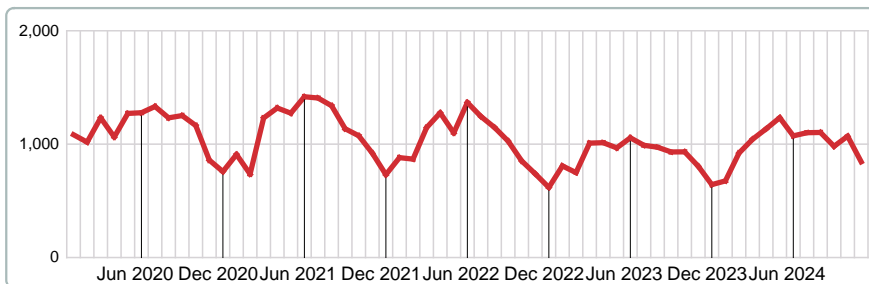
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 833

High Jun 2021 1,418 Low Dec 2022 618

New Listings this month at **844**
above the 5 yr NOV average of **833**



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	80	9.48%	34	44	2	0
\$125,001 - \$175,000	77	9.12%	26	46	5	0
\$175,001 - \$225,000	115	13.63%	13	90	12	0
\$225,001 - \$325,000	242	28.67%	11	164	57	10
\$325,001 - \$425,000	130	15.40%	8	61	52	9
\$425,001 - \$600,000	113	13.39%	9	34	62	8
\$600,001 and up	87	10.31%	4	17	45	21
Total New Listed Units	844		105	456	235	48
Total New Listed Volume	299,746,983	100%	29.07M	129.85M	108.02M	32.80M
Average New Listed Listing Price	\$476,542		\$276,888	\$284,758	\$459,665	\$683,394

November 2024



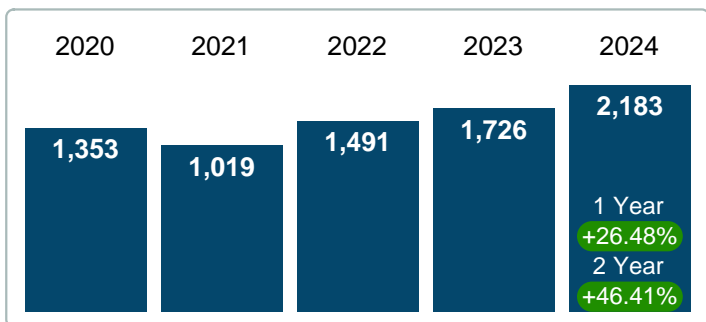
Area Delimited by County Of Tulsa - Residential Property Type



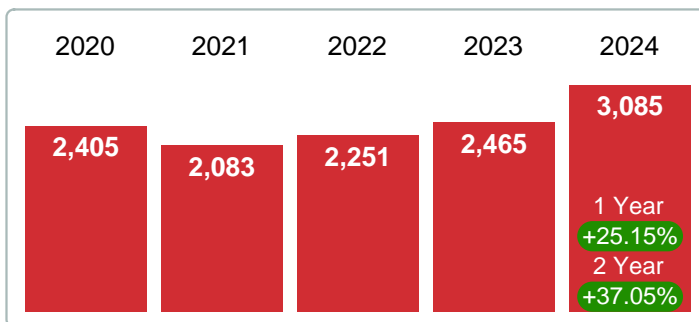
ACTIVE INVENTORY

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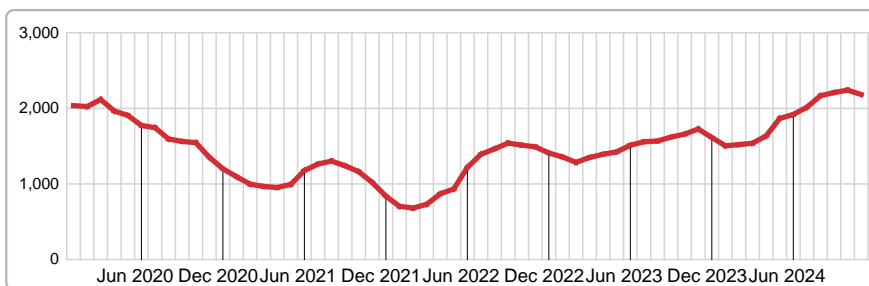
END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS

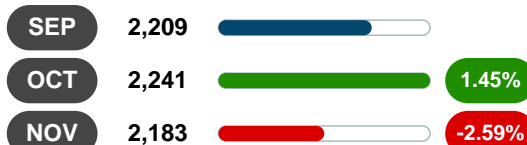


3 MONTHS

5 year NOV AVG = 1,554

High Oct 2024 2,241 Low Feb 2022 681

Inventory this month at 2,183 above the 5 yr NOV average of 1,554



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	182	8.34%	110.6	85	84	13	0
\$125,001 - \$200,000	247	11.31%	60.4	58	162	26	1
\$200,001 - \$275,000	388	17.77%	62.1	37	282	64	5
\$275,001 - \$375,000	485	22.22%	61.3	24	228	211	22
\$375,001 - \$475,000	325	14.89%	83.6	17	130	146	32
\$475,001 - \$675,000	328	15.03%	95.6	16	88	189	35
\$675,001 and up	228	10.44%	78.0	11	38	113	66
Total Active Inventory by Units	2,183			248	1,012	762	161
Total Active Inventory by Volume	891,633,893	100%	75.7	67.52M	315.49M	373.70M	134.92M
Average Active Inventory Listing Price	\$408,444			\$272,274	\$311,750	\$490,422	\$837,999

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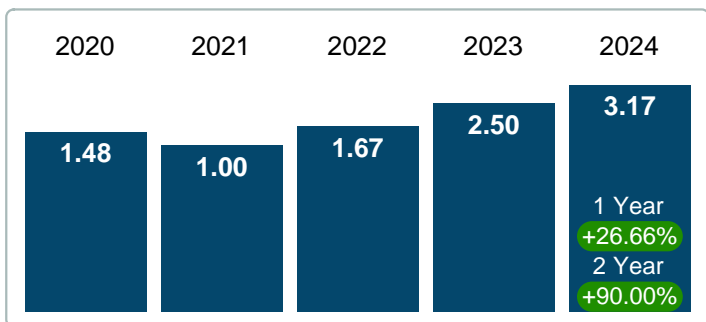
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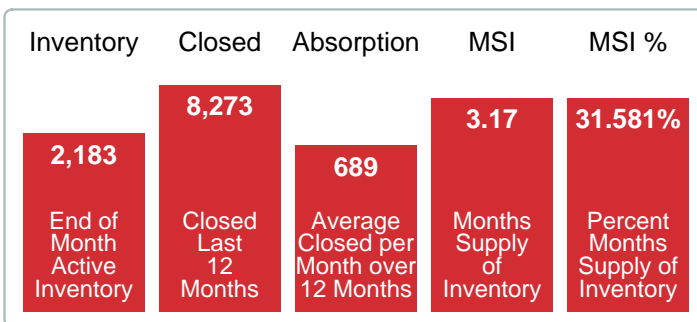
MONTHS SUPPLY of INVENTORY (MSI)

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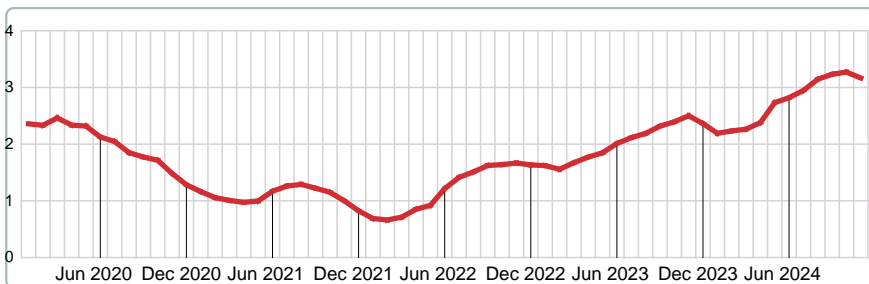
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2024



5 YEAR MARKET ACTIVITY TRENDS

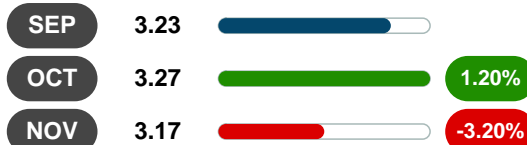


3 MONTHS

5 year NOV AVG = 1.96

High Oct 2024 3.27 Low Feb 2022 0.66

Months Supply this month at **3.17**
above the 5 yr NOV average of **1.96**



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	182	8.34%	2.83	2.34	3.28	5.78	0.00
\$125,001 - \$200,000	247	11.31%	1.94	2.13	1.82	2.54	1.09
\$200,001 - \$275,000	388	17.77%	2.32	2.52	2.29	2.35	2.22
\$275,001 - \$375,000	485	22.22%	3.19	3.84	3.11	3.15	3.83
\$375,001 - \$475,000	325	14.89%	4.54	6.18	5.31	3.95	4.36
\$475,001 - \$675,000	328	15.03%	4.89	9.60	5.03	4.76	4.24
\$675,001 and up	228	10.44%	5.75	22.00	6.42	5.14	5.87
Market Supply of Inventory (MSI)			3.17	2.78	2.82	3.71	4.47
Total Active Inventory by Units		100%	3.17	248	1,012	762	161

November 2024



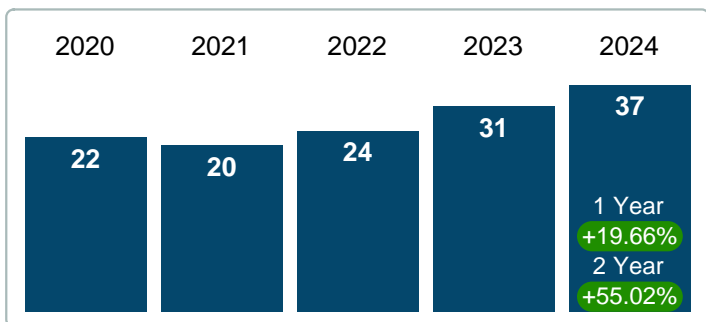
Area Delimited by County Of Tulsa - Residential Property Type



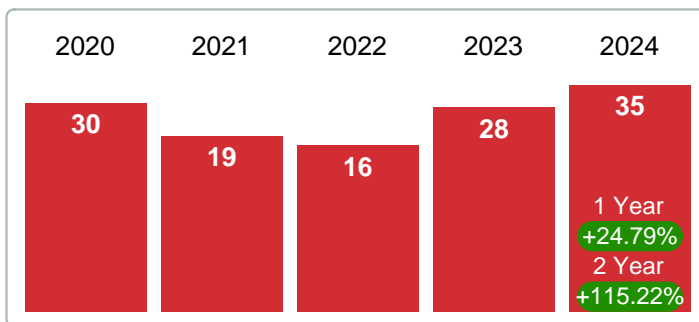
AVERAGE DAYS ON MARKET TO SALE

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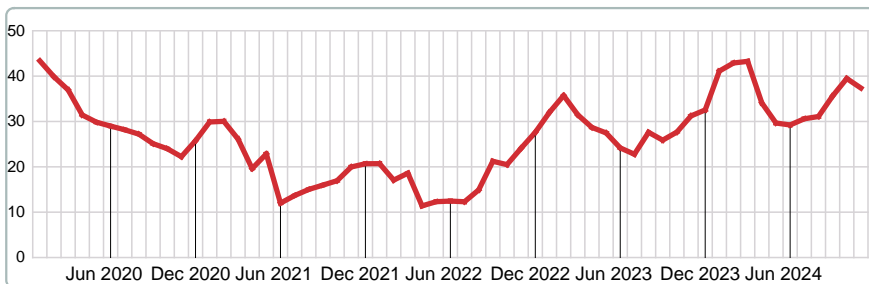
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 27

High Jan 2020 43 Low Apr 2022 11

Average Days on Market to Sale this month at 37 above the 5 yr NOV average of 27

SEP	36	<div style="width: 33%;"></div>	
OCT	39	<div style="width: 43%;"></div>	10.84%
NOV	37	<div style="width: 37%;"></div>	-5.33%

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
\$125,000 and less	9.09%	37	33	47	16	0
\$125,001 - \$175,000	11.86%	25	26	25	20	0
\$175,001 - \$225,000	16.02%	29	21	28	38	0
\$225,001 - \$300,000	23.11%	38	39	41	28	0
\$300,001 - \$375,000	15.10%	41	23	45	40	37
\$375,001 - \$550,000	14.48%	48	75	54	38	68
\$550,001 and up	10.32%	45	1	33	49	47
Average Closed DOM		37	29	38	37	52
Total Closed Units	100%	649	88	330	196	35
Total Closed Volume		203,310,003	14.85M	87.73M	81.17M	19.57M

November 2024



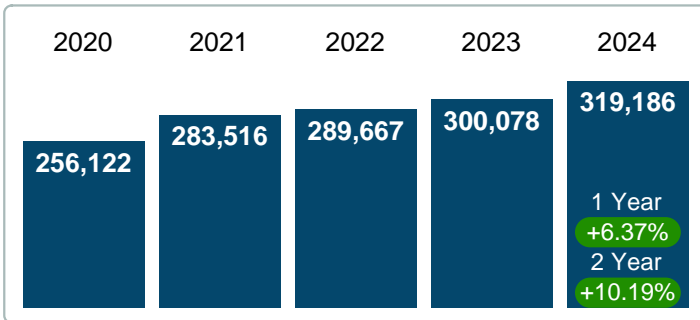
Area Delimited by County Of Tulsa - Residential Property Type



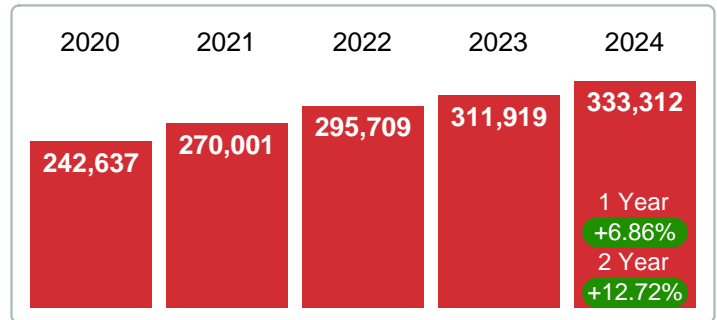
AVERAGE LIST PRICE AT CLOSING

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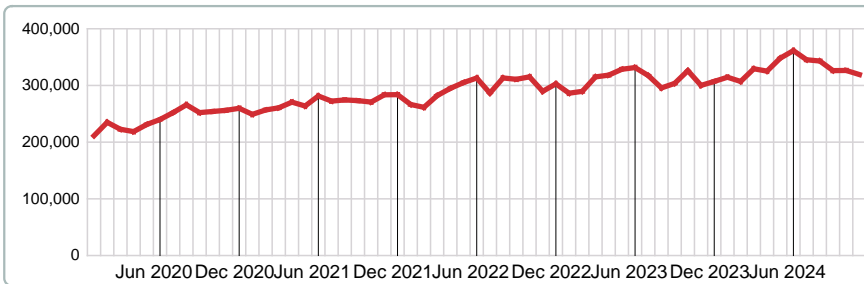
NOVEMBER



YEAR TO DATE (YTD)

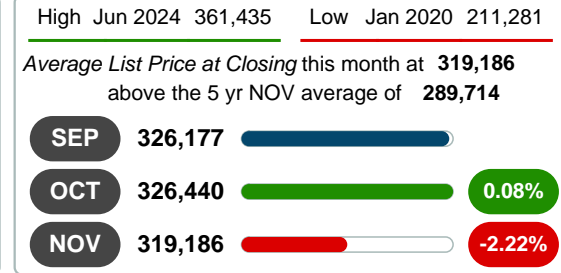


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 289,714



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
\$125,000 and less	8.63%	89,354	86,619	101,479	107,500	0
\$125,001 - \$175,000	10.94%	150,124	157,645	152,943	154,033	0
\$175,001 - \$225,000	15.41%	201,430	211,848	207,786	206,850	0
\$225,001 - \$300,000	24.50%	263,776	264,700	266,071	272,512	0
\$300,001 - \$375,000	14.64%	336,925	340,875	334,189	348,256	325,827
\$375,001 - \$550,000	15.72%	449,147	464,000	445,360	450,931	469,399
\$550,001 and up	10.17%	781,584	650,000	727,000	806,402	754,121
Average List Price		319,186	174,931	269,483	422,697	570,843
Total Closed Units	100%	319,186	88	330	196	35
Total Closed Volume		207,151,476	15.39M	88.93M	82.85M	19.98M

November 2024



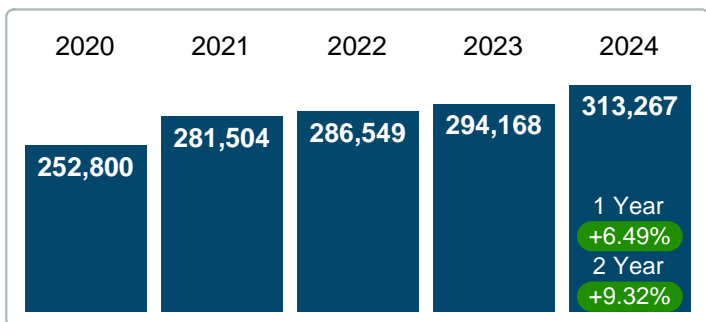
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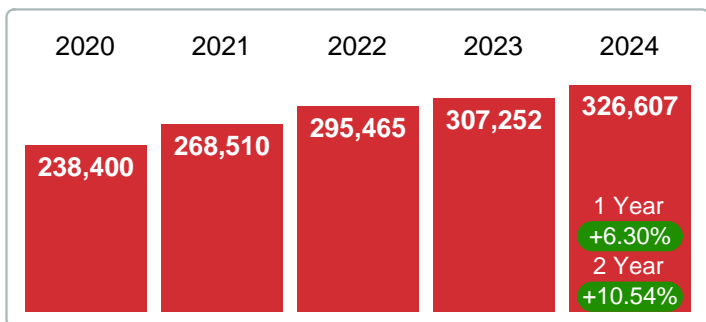
AVERAGE SOLD PRICE AT CLOSING

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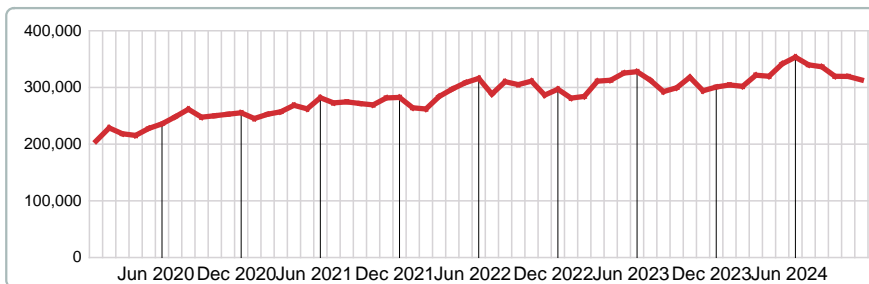
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 285,657

High Jun 2024 353,432 Low Jan 2020 205,332

Average Sold Price at Closing this month at **313,267**
above the 5 yr NOV average of **285,657**

Month	Average Sold Price	Change
SEP	319,694	
OCT	319,426	-0.08%
NOV	313,267	-1.93%

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
\$125,000 and less	9.09%	87,654	80,477	95,029	99,025	0
\$125,001 - \$175,000	11.86%	152,336	156,267	150,670	150,001	0
\$175,001 - \$225,000	16.02%	202,728	203,023	202,367	204,250	0
\$225,001 - \$300,000	23.11%	263,085	252,667	262,050	268,197	0
\$300,001 - \$375,000	15.10%	335,520	341,250	332,366	338,779	330,213
\$375,001 - \$550,000	14.48%	444,475	452,250	440,314	444,527	454,417
\$550,001 and up	10.32%	764,187	605,000	735,558	788,568	737,702
Average Sold Price		313,267	168,694	265,844	414,126	559,078
Total Closed Units	100%	313,267	88	330	196	35
Total Closed Volume		203,310,003	14.85M	87.73M	81.17M	19.57M

November 2024



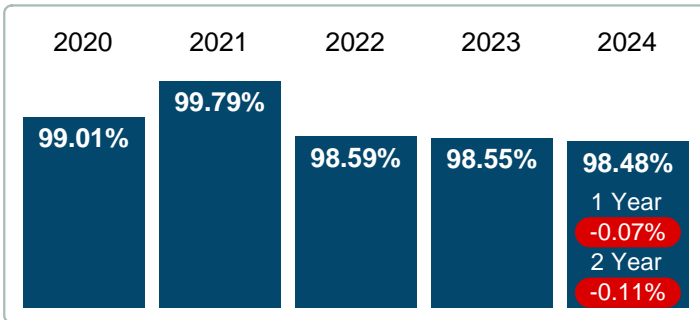
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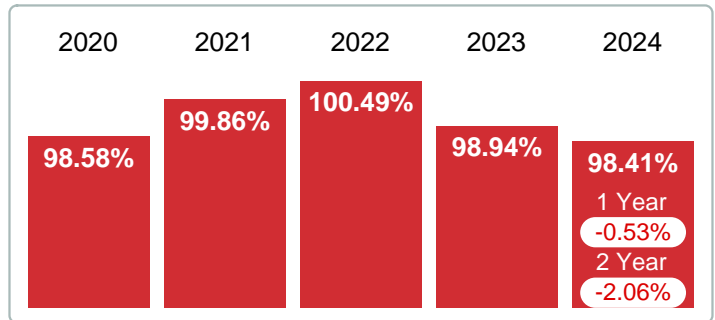
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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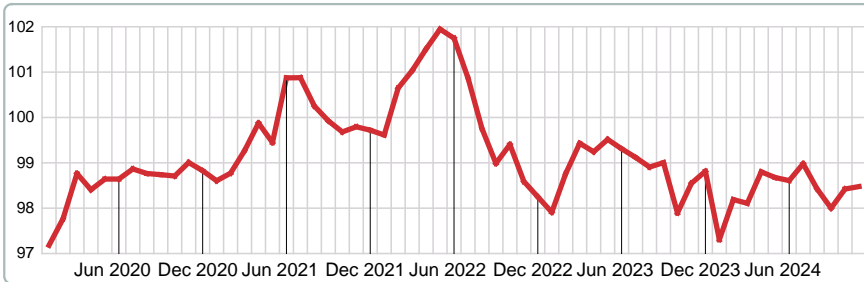
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

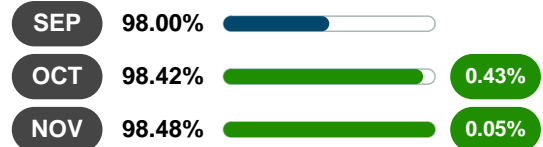


3 MONTHS

5 year NOV AVG = 98.88%

High May 2022 101.95% Low Jan 2020 97.18%

Average Sold/List Ratio this month at **98.48%**
below the 5 yr NOV average of **98.88%**



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
\$125,000 and less	59	9.09%	93.23%	92.93%	93.94%	91.28%	0.00%
\$125,001 - \$175,000	77	11.86%	101.03%	100.40%	102.04%	97.81%	0.00%
\$175,001 - \$225,000	104	16.02%	97.58%	96.21%	97.65%	98.90%	0.00%
\$225,001 - \$300,000	150	23.11%	98.43%	95.45%	98.64%	98.59%	0.00%
\$300,001 - \$375,000	98	15.10%	100.61%	100.09%	103.79%	97.55%	101.45%
\$375,001 - \$550,000	94	14.48%	98.48%	97.85%	98.88%	98.63%	96.85%
\$550,001 and up	67	10.32%	98.53%	93.08%	100.45%	98.32%	97.92%
Average Sold/List Ratio		98.50%		96.30%	99.28%	98.15%	98.26%
Total Closed Units	649	100%	98.50%	88	330	196	35
Total Closed Volume	203,310,003			14.85M	87.73M	81.17M	19.57M

November 2024



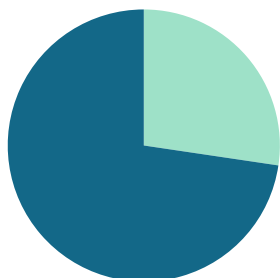
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

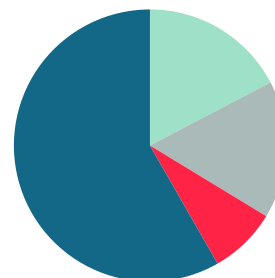


Inventory
 New Listings **844 = 27.34%**
 Start Inventory **2,243**
 Total Inventory Units **3,087**
 Volume **\$1,207,023,270**

Market Activity

Closed Sales **649 = 17.33%**
 Pending Sales **613 = 16.36%**
 Other Off Market **301 = 8.04%**
 Active Inventory **2,183 = 58.28%**

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	597	649	8.71%	7,614	7,692	1.02%
Pending Sales	546	613	12.27%	7,887	7,996	1.38%
New Listings	805	844	4.84%	10,233	11,180	9.25%
Average List Price	300,078	319,186	6.37%	311,919	333,312	6.86%
Average Sale Price	294,168	313,267	6.49%	307,252	326,607	6.30%
Average Percent of Selling Price to List Price	98.55%	98.48%	-0.07%	98.94%	98.41%	-0.53%
Average Days on Market to Sale	31.23	37.37	19.66%	28.26	35.27	24.79%
Monthly Inventory	1,729	2,183	26.26%	1,729	2,183	26.26%
Months Supply of Inventory	2.50	3.17	26.44%	2.50	3.17	26.44%

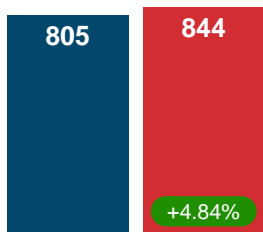
Absorption: Last 12 months, an Average of **689** Sales/Month

Inventory on November 30, 2024 = **2,183** 2023 2024

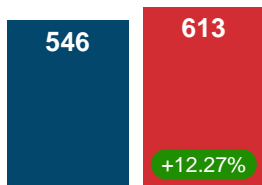
NOVEMBER MARKET

AVERAGE PRICES

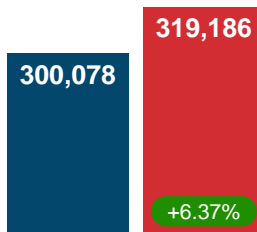
New Listings



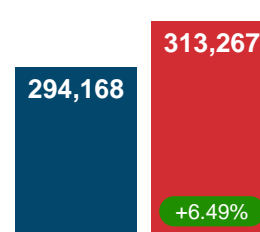
Pending Listings



List Price



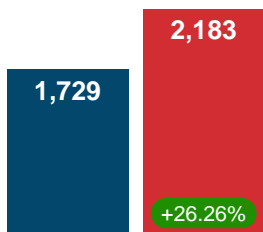
Sale Price



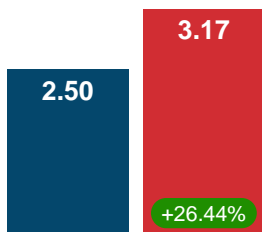
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

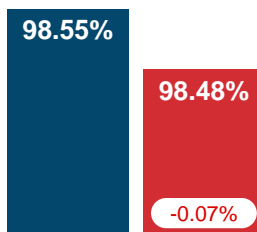
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

