

November 2024



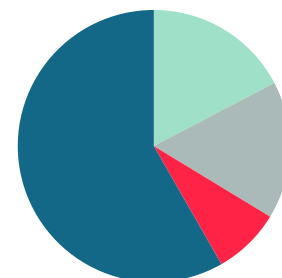
Area Delimited by County Of Tulsa - Residential Property Type



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%
Median List Price	250,000	270,000	8.00%
Median Sale Price	248,500	265,000	6.64%
Median Percent of Selling Price to List Price	98.96%	98.52%	-0.44%
Median Days on Market to Sale	14.00	20.00	42.86%
End of Month Inventory	1,729	2,183	26.26%
Months Supply of Inventory	2.50	3.17	26.44%



■ Closed (17.33%)
■ Pending (16.36%)
■ Other OffMarket (8.04%)
■ Active (58.28%)

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.

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 **6.64%** in November 2024 to \$265,000 versus the previous year at \$248,500.

Median Days on Market Lengthens

The median number of **20.00** days that homes spent on the market before selling increased by 6.00 days or **42.86%** in November 2024 compared to last year's same month at **14.00** 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 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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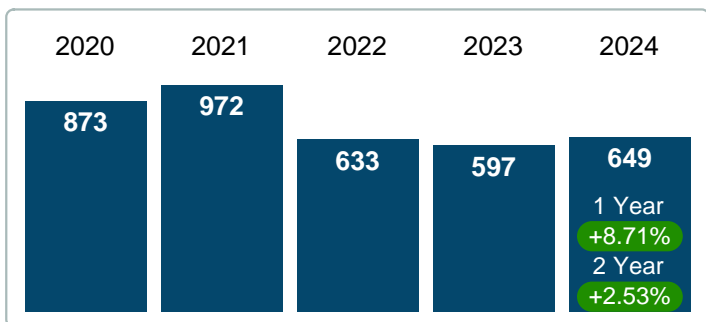
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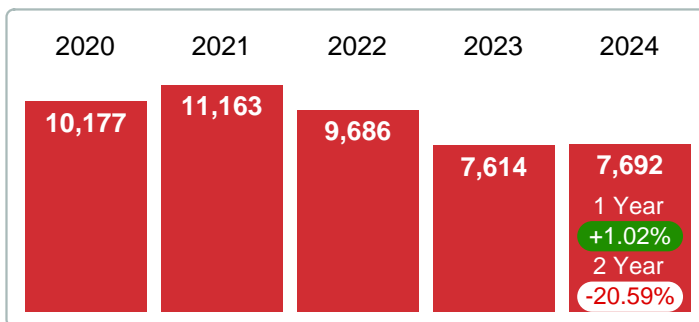
CLOSED LISTINGS

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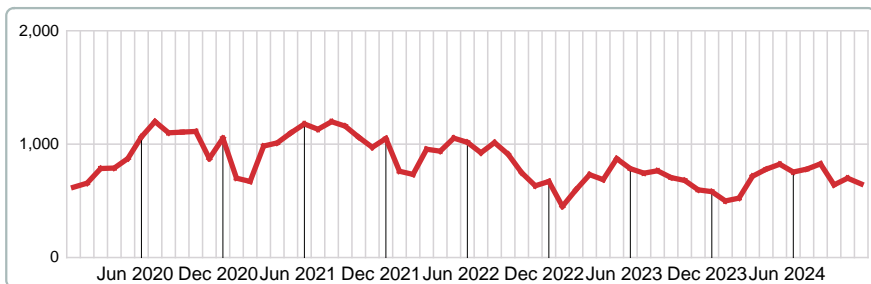
NOVEMBER



YEAR TO DATE (YTD)

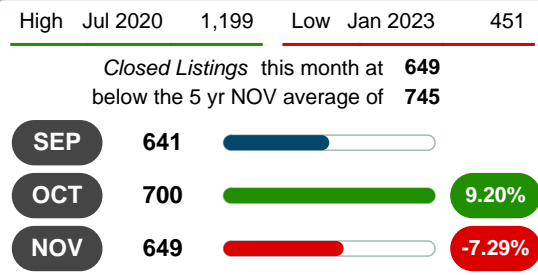


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 745



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	59	9.09%	14.0	31	24	4	0
\$125,001 - \$175,000	77	11.86%	11.0	24	44	9	0
\$175,001 - \$225,000	104	16.02%	20.0	17	73	14	0
\$225,001 - \$300,000	150	23.11%	21.5	9	102	39	0
\$300,001 - \$375,000	98	15.10%	30.5	4	42	45	7
\$375,001 - \$550,000	94	14.48%	28.0	2	33	47	12
\$550,001 and up	67	10.32%	11.0	1	12	38	16
Total Closed Units	649			88	330	196	35
Total Closed Volume	203,310,003	100%	20.0	14.85M	87.73M	81.17M	19.57M
Median Closed Price	\$265,000			\$157,500	\$245,000	\$350,000	\$495,000

November 2024



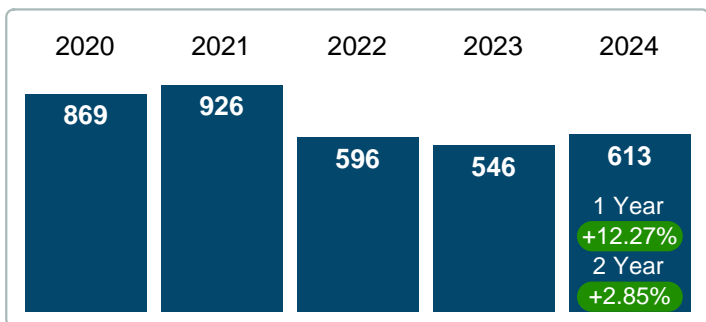
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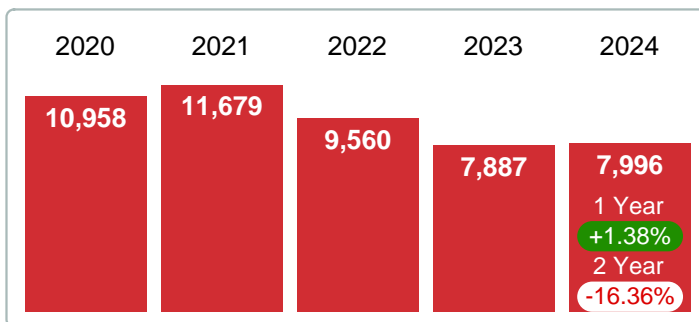
PENDING LISTINGS

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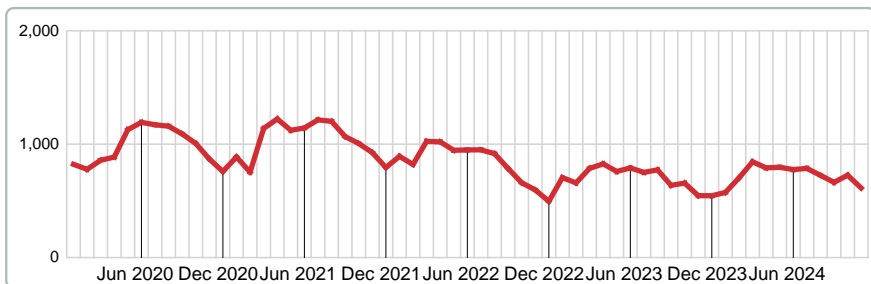
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	65	10.60%	20.0	34	30	1	0
\$125,001 - \$175,000	59	9.62%	18.0	20	35	3	1
\$175,001 - \$225,000	105	17.13%	20.0	14	84	7	0
\$225,001 - \$300,000	146	23.82%	24.0	5	96	36	9
\$300,001 - \$400,000	102	16.64%	36.0	5	46	48	3
\$400,001 - \$550,000	75	12.23%	30.0	6	22	40	7
\$550,001 and up	61	9.95%	41.0	1	13	31	16
Total Pending Units	613			85	326	166	36
Total Pending Volume	195,805,471	100%	25.0	15.42M	85.69M	71.80M	22.90M
Median Listing Price	\$265,000			\$145,000	\$237,000	\$374,950	\$467,500

November 2024



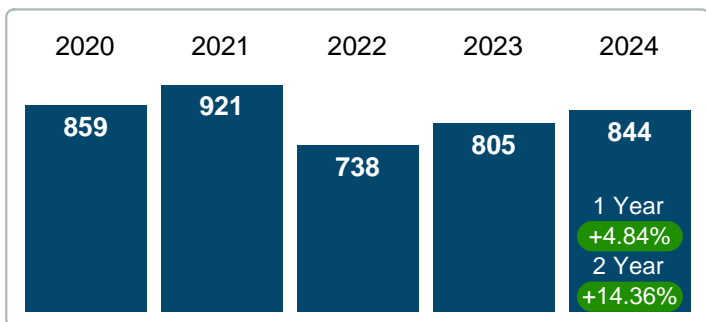
Area Delimited by County Of Tulsa - Residential Property Type



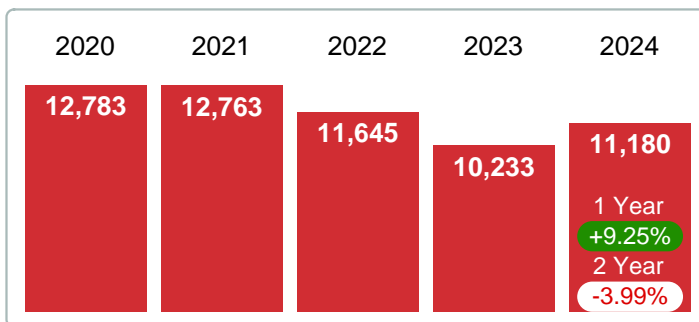
NEW LISTINGS

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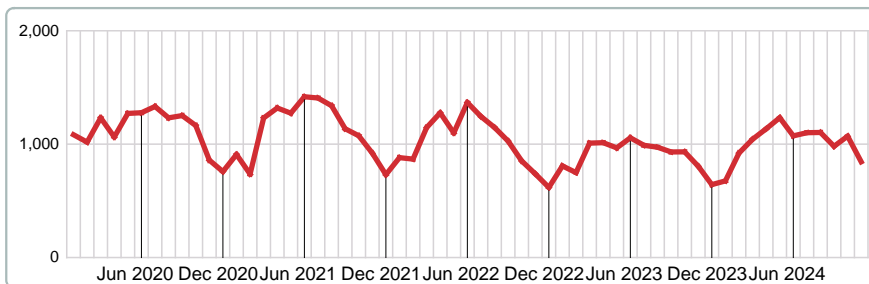
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

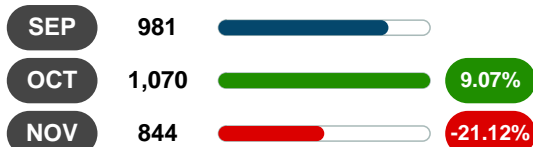


3 MONTHS

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
Median New Listed Listing Price	\$289,900		\$160,000	\$249,900	\$399,000	\$493,700

November 2024



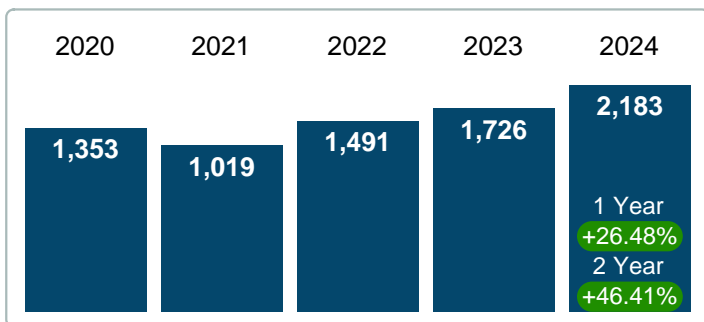
Area Delimited by County Of Tulsa - Residential Property Type



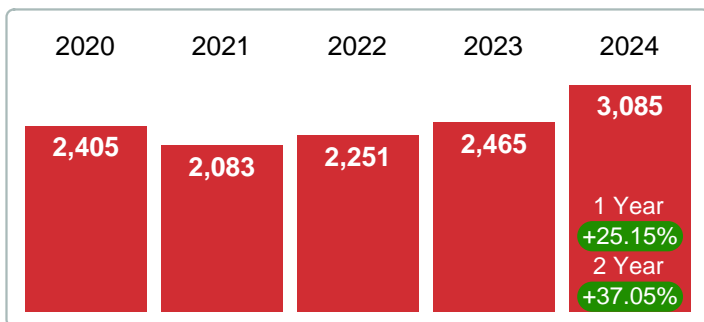
ACTIVE INVENTORY

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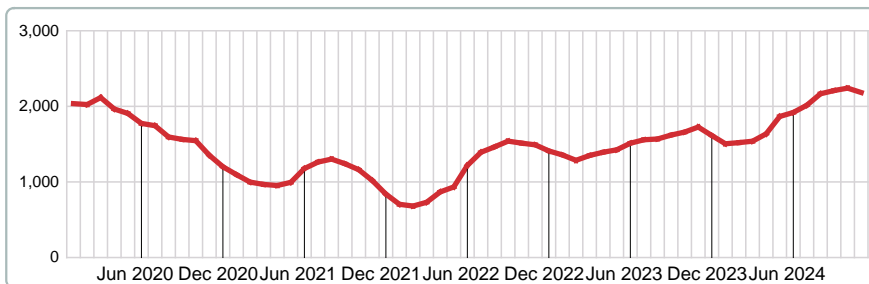
END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS

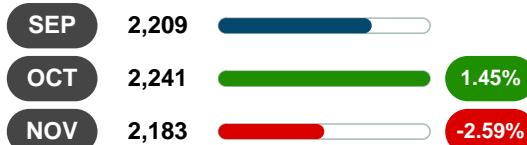


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	182	8.34%	71.0	85	84	13	0
\$125,001 - \$200,000	247	11.31%	49.0	58	162	26	1
\$200,001 - \$275,000	388	17.77%	50.0	37	282	64	5
\$275,001 - \$375,000	485	22.22%	53.0	24	228	211	22
\$375,001 - \$475,000	325	14.89%	71.0	17	130	146	32
\$475,001 - \$675,000	328	15.03%	83.5	16	88	189	35
\$675,001 and up	228	10.44%	65.5	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%	58.0	67.52M	315.49M	373.70M	134.92M
Median Active Inventory Listing Price	\$325,000			\$168,950	\$269,900	\$420,000	\$599,000

November 2024



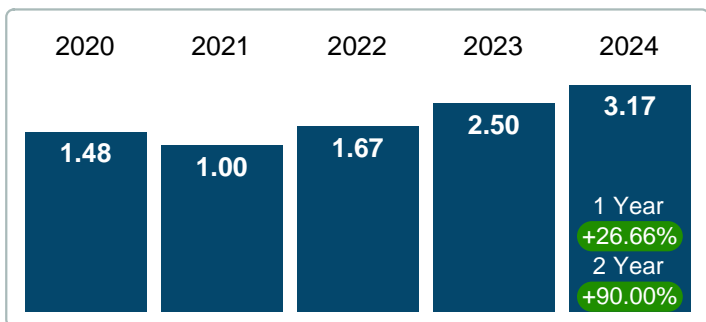
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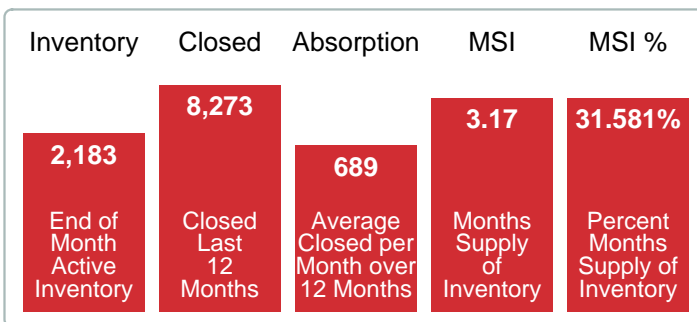
MONTHS SUPPLY of INVENTORY (MSI)

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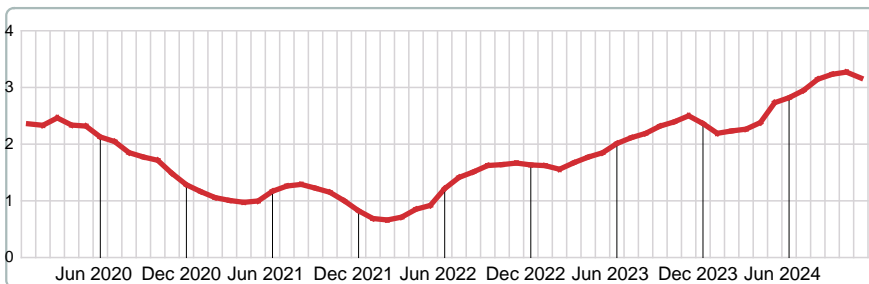
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2024

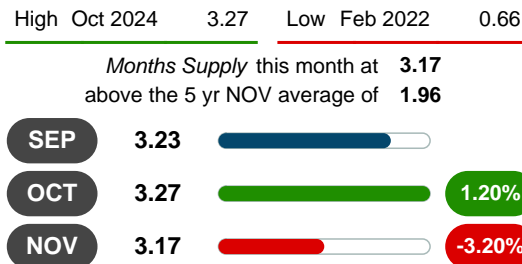


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 1.96



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

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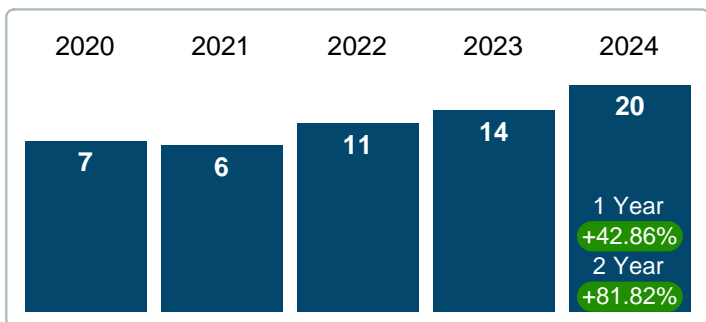
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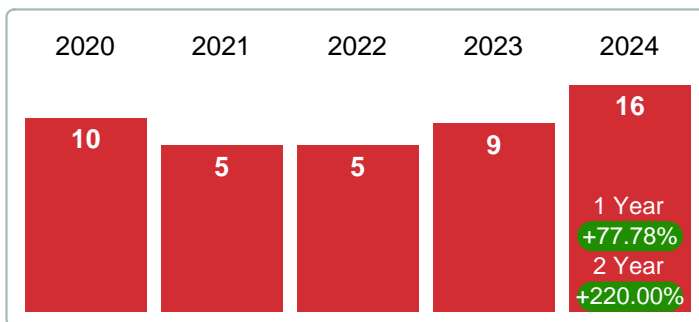
MEDIAN DAYS ON MARKET TO SALE

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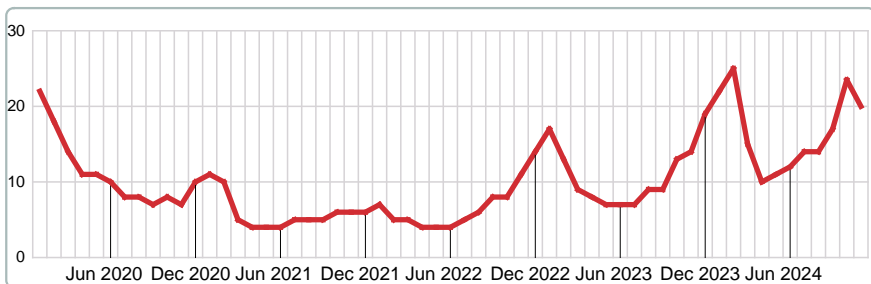
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

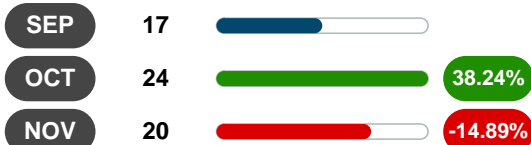


3 MONTHS

5 year NOV AVG = 12

High Feb 2024 25 Low Jun 2022 4

Median Days on Market to Sale this month at 20 above the 5 yr NOV average of 12



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	
\$125,000 and less	9.09%	14	17	16	13	0	
\$125,001 - \$175,000	11.86%	11	14	11	9	0	
\$175,001 - \$225,000	16.02%	20	14	20	22	0	
\$225,001 - \$300,000	23.11%	22	20	25	14	0	
\$300,001 - \$375,000	15.10%	31	20	36	31	6	
\$375,001 - \$550,000	14.48%	28	75	18	23	45	
\$550,001 and up	10.32%	11	1	5	14	17	
Median Closed DOM		20	14	21	19	37	
Total Closed Units	100%	649	20.0	88	330	196	35
Total Closed Volume		203,310,003		14.85M	87.73M	81.17M	19.57M

November 2024



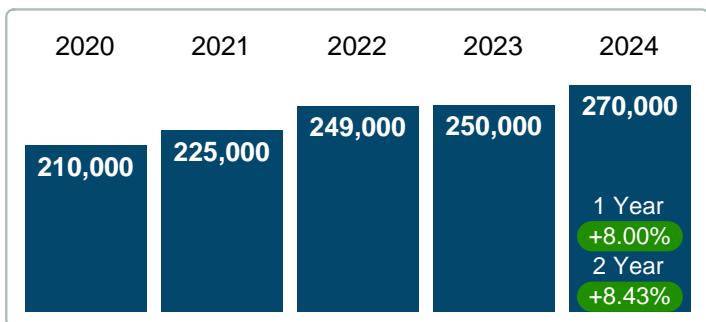
Area Delimited by County Of Tulsa - Residential Property Type



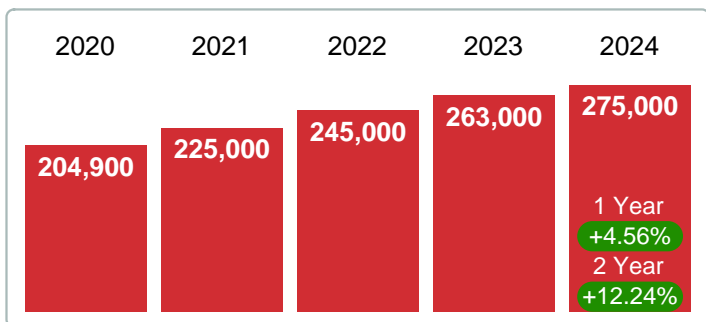
MEDIAN LIST PRICE AT CLOSING

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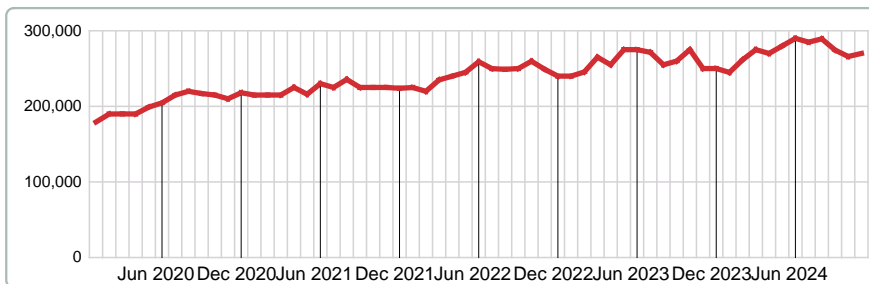
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 240,800

High Jun 2024 289,900 Low Jan 2020 179,319
 Median List Price at Closing this month at **270,000**
 above the 5 yr NOV average of **240,800**

- SEP 274,500
- OCT 265,948 -3.12%
- NOV 270,000 1.52%

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
\$125,000 and less	56	8.63%	99,000	85,000	100,000	110,000	0
\$125,001 - \$175,000	71	10.94%	150,000	154,950	149,995	144,950	0
\$175,001 - \$225,000	100	15.41%	200,000	188,900	204,900	200,000	0
\$225,001 - \$300,000	159	24.50%	260,000	249,750	259,900	274,900	299,900
\$300,001 - \$375,000	95	14.64%	334,900	334,750	327,450	338,760	332,990
\$375,001 - \$550,000	102	15.72%	447,000	464,000	439,950	449,450	477,500
\$550,001 and up	66	10.17%	697,450	650,000	711,101	635,500	762,000
Median List Price			270,000	159,900	246,000	359,827	505,000
Total Closed Units		100%	270,000	88	330	196	35
Total Closed Volume			207,151,476	15.39M	88.93M	82.85M	19.98M

November 2024



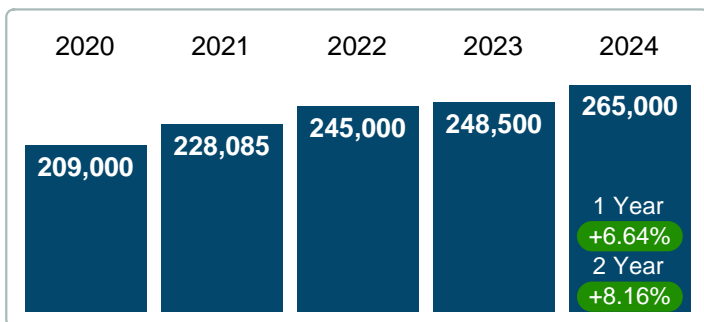
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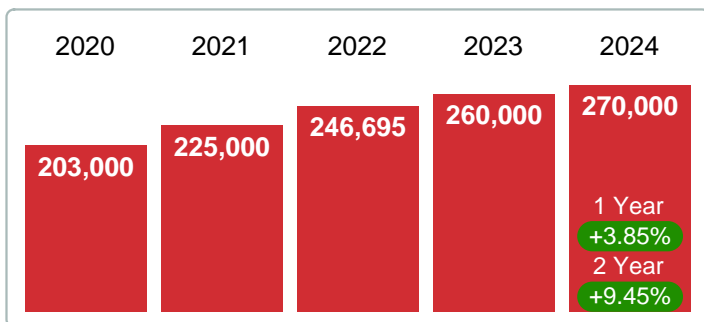
MEDIAN SOLD PRICE AT CLOSING

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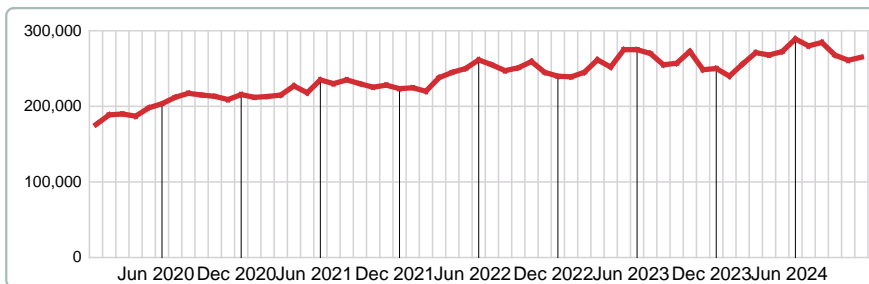
NOVEMBER



YEAR TO DATE (YTD)

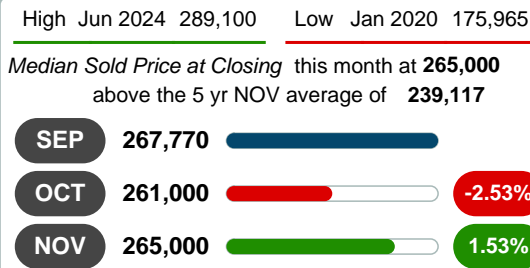


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 239,117



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
\$125,000 and less	9.09%	96,000	79,900	102,000	106,250	0
\$125,001 - \$175,000	11.86%	151,000	155,000	150,000	150,000	0
\$175,001 - \$225,000	16.02%	204,100	204,999	203,000	205,000	0
\$225,001 - \$300,000	23.11%	260,125	245,500	260,000	272,500	0
\$300,001 - \$375,000	15.10%	333,995	332,500	328,450	337,519	327,000
\$375,001 - \$550,000	14.48%	441,526	452,250	443,152	435,000	460,000
\$550,001 and up	10.32%	690,000	605,000	692,500	640,250	715,500
Median Sold Price		265,000	157,500	245,000	350,000	495,000
Total Closed Units	100%	265,000	88	330	196	35
Total Closed Volume		203,310,003	14.85M	87.73M	81.17M	19.57M

November 2024



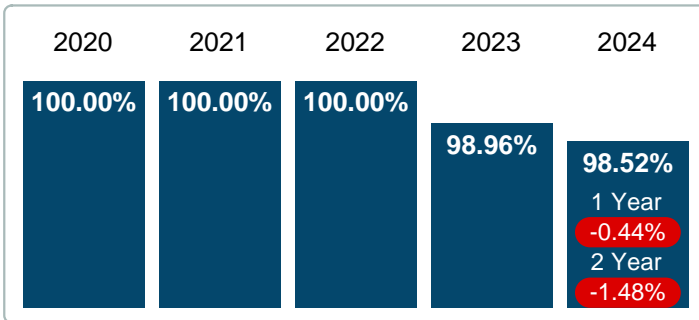
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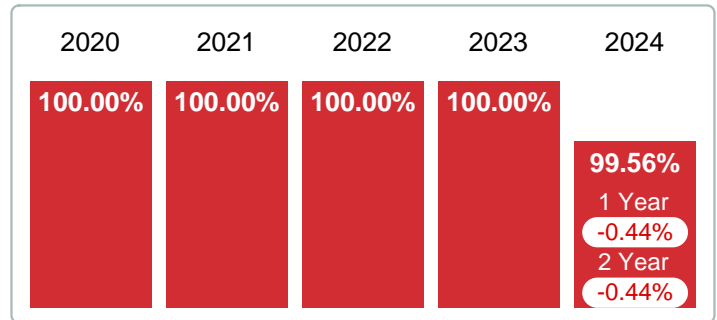
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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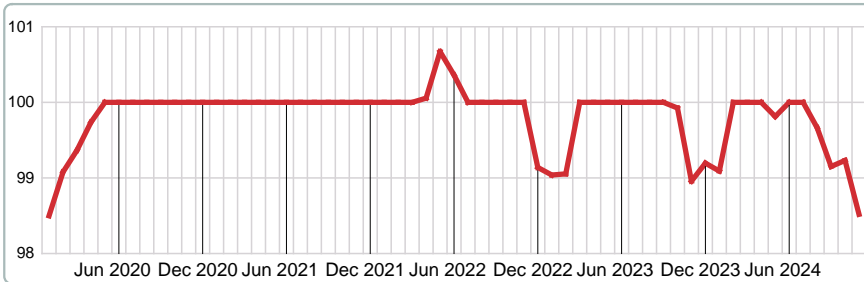
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

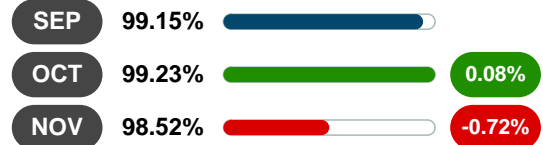


3 MONTHS

5 year NOV AVG = 99.50%

High May 2022 100.67% Low Jan 2020 98.50%

Median Sold/List Ratio this month at **98.52%**
equal to 5 yr NOV average of **99.50%**



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	
\$125,000 and less	59	9.09%	94.00%	94.44%	93.82%	89.01%	0.00%	
\$125,001 - \$175,000	77	11.86%	98.52%	97.23%	99.18%	100.00%	0.00%	
\$175,001 - \$225,000	104	16.02%	98.43%	97.33%	99.00%	99.30%	0.00%	
\$225,001 - \$300,000	150	23.11%	98.95%	95.03%	99.18%	99.15%	0.00%	
\$300,001 - \$375,000	98	15.10%	98.76%	100.81%	98.60%	98.46%	100.00%	
\$375,001 - \$550,000	94	14.48%	98.83%	97.85%	99.00%	99.11%	97.34%	
\$550,001 and up	67	10.32%	98.15%	93.08%	97.66%	99.30%	99.01%	
Median Sold/List Ratio		98.52%		96.69%	98.64%	98.93%	98.90%	
Total Closed Units		649	100%	98.52%	88	330	196	35
Total Closed Volume		203,310,003			14.85M	87.73M	81.17M	19.57M

November 2024



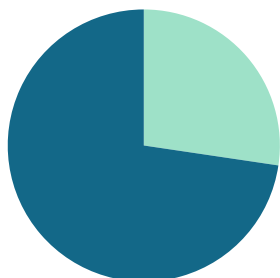
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

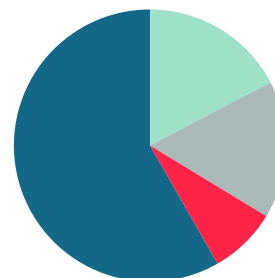


Inventory
 New Listings **844 = 27.34%**
 Start Inventory **2,243**
 Total Inventory Units **3,087**
 Volume **\$1,207,023,270**

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%
Median List Price	250,000	270,000	8.00%	263,000	275,000	4.56%
Median Sale Price	248,500	265,000	6.64%	260,000	270,000	3.85%
Median Percent of Selling Price to List Price	98.96%	98.52%	-0.44%	100.00%	99.56%	-0.44%
Median Days on Market to Sale	14.00	20.00	42.86%	9.00	16.00	77.78%
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%

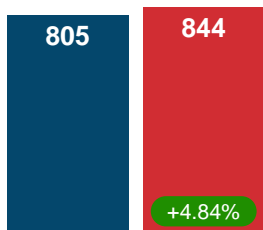
Absorption: Last 12 months, an Average of **689** Sales/Month

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

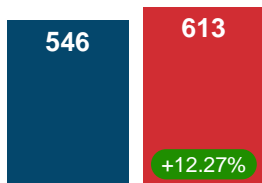
NOVEMBER MARKET

MEDIAN PRICES

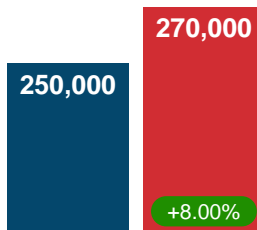
New Listings



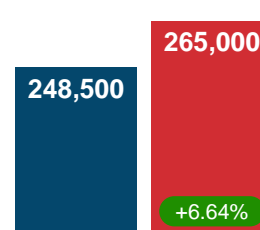
Pending Listings



List Price



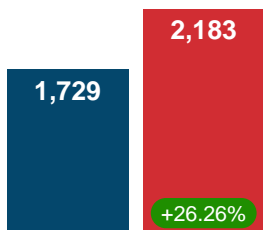
Sale Price



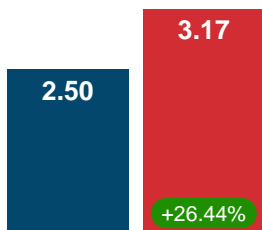
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

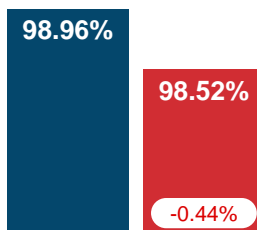
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

