

December 2024



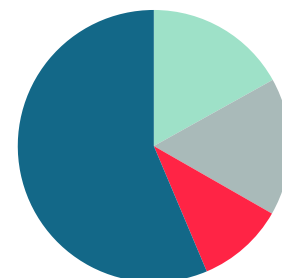
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 13, 2025 for MLS Technology Inc.

Compared Metrics	December		
	2023	2024	+/-%
Closed Listings	870	920	5.75%
Pending Listings	788	889	12.82%
New Listings	983	1,028	4.58%
Median List Price	250,000	259,945	3.98%
Median Sale Price	249,250	255,000	2.31%
Median Percent of Selling Price to List Price	99.45%	99.24%	-0.21%
Median Days on Market to Sale	20.00	26.00	30.00%
End of Month Inventory	2,635	3,065	16.32%
Months Supply of Inventory	2.56	2.91	13.66%



■ Closed (16.92%)
■ Pending (16.35%)
■ Other OffMarket (10.37%)
■ Active (56.36%)

Absorption: Last 12 months, an Average of **1,052** Sales/Month
Active Inventory as of December 31, 2024 = **3,065**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2024 rose **16.32%** to 3,065 existing homes available for sale. Over the last 12 months this area has had an average of 1,052 closed sales per month. This represents an unsold inventory index of **2.91** 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 **2.31%** in December 2024 to \$255,000 versus the previous year at \$249,250.

Median Days on Market Lengthens

The median number of **26.00** days that homes spent on the market before selling increased by 6.00 days or **30.00%** in December 2024 compared to last year's same month at **20.00** DOM.

Sales Success for December 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 1,028 New Listings in December 2024, up **4.58%** from last year at 983. Furthermore, there were 920 Closed Listings this month versus last year at 870, a **5.75%** increase.

Closed versus Listed trends yielded a **89.5%** ratio, up from previous year's, December 2023, at **88.5%**, a **1.12%** 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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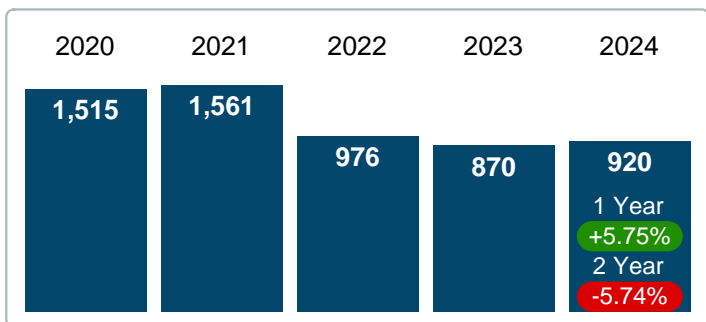
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



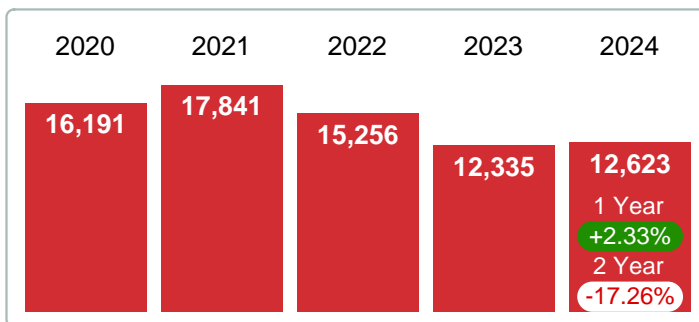
CLOSED LISTINGS

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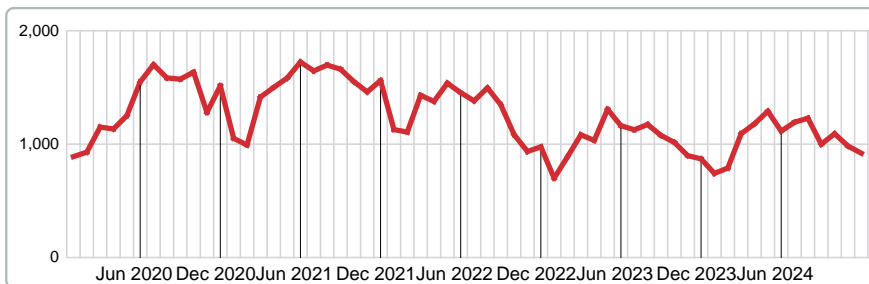
DECEMBER



YEAR TO DATE (YTD)

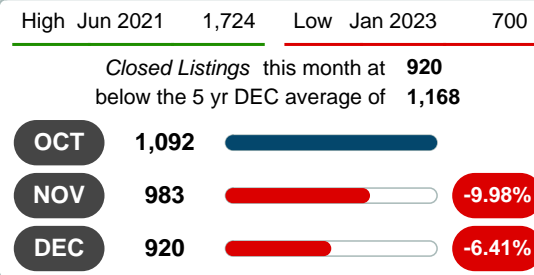


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 1,168



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	96	10.43%	14.0	47	46	3	0
\$125,001 - \$175,000	101	10.98%	13.0	32	62	7	0
\$175,001 - \$200,000	78	8.48%	19.0	7	63	7	1
\$200,001 - \$275,000	238	25.87%	23.5	8	178	45	7
\$275,001 - \$350,000	164	17.83%	32.0	10	79	70	5
\$350,001 - \$475,000	135	14.67%	48.0	5	60	60	10
\$475,001 and up	108	11.74%	35.5	2	23	66	17
Total Closed Units	920			111	511	258	40
Total Closed Volume	277,256,875	100%	26.0	18.34M	130.22M	106.63M	22.06M
Median Closed Price	\$255,000			\$138,000	\$228,840	\$346,000	\$450,000

December 2024



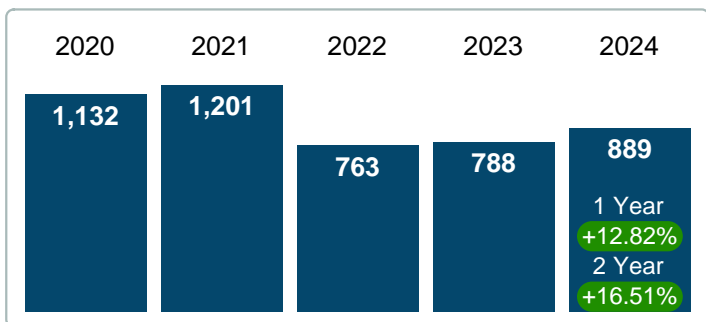
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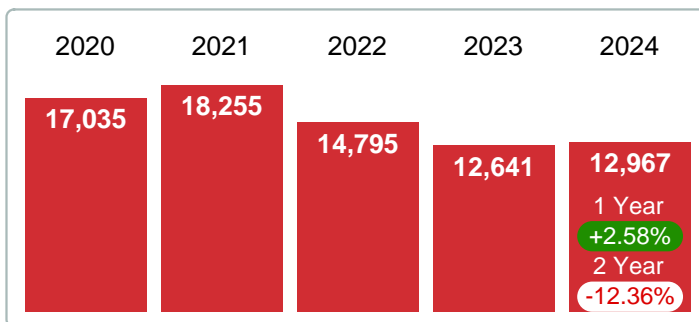
PENDING LISTINGS

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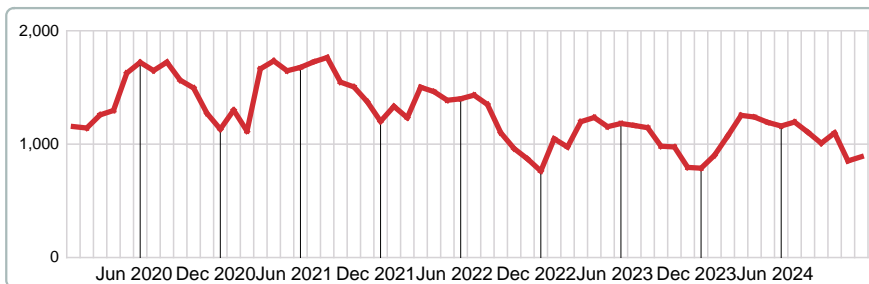
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 955

High Aug 2021 1,764 Low Dec 2022 763

Pending Listings this month at **889**
below the 5 yr DEC average of **955**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	64	7.20%	31.5	26	34	4	0
\$100,001 - \$175,000	129	14.51%	29.0	36	86	5	2
\$175,001 - \$225,000	148	16.65%	30.0	13	117	18	0
\$225,001 - \$275,000	151	16.99%	47.0	10	103	34	4
\$275,001 - \$375,000	198	22.27%	41.0	13	97	79	9
\$375,001 - \$525,000	112	12.60%	62.0	3	40	57	12
\$525,001 and up	87	9.79%	55.0	1	12	50	24
Total Pending Units	889			102	489	247	51
Total Pending Volume	274,457,363	100%	39.0	18.78M	123.89M	99.01M	32.78M
Median Listing Price	\$259,500			\$153,950	\$229,900	\$344,000	\$499,900

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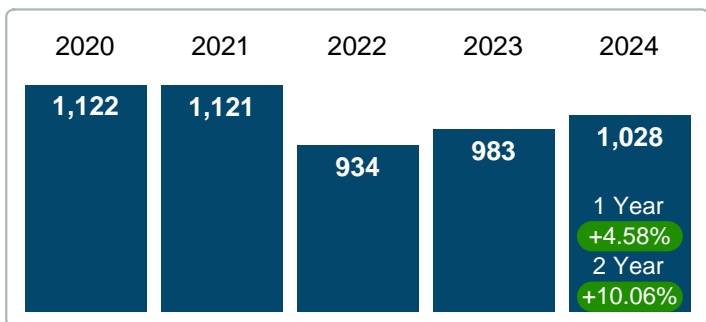
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



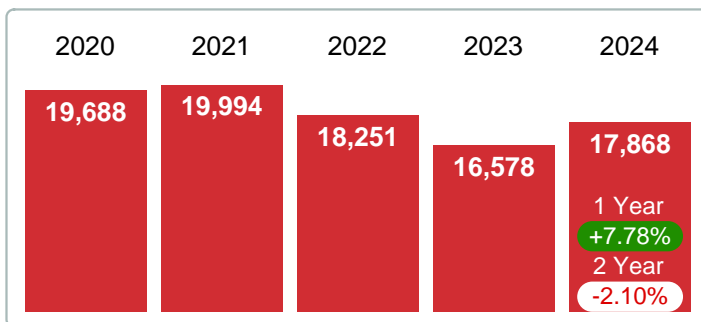
NEW LISTINGS

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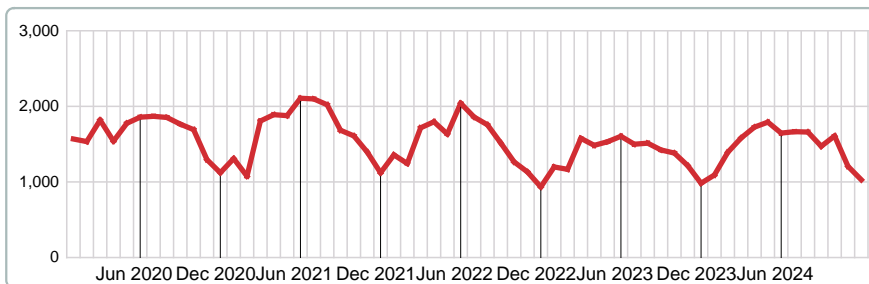
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 1,038

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at 1,028 below the 5 yr DEC average of 1,038



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	93	9.05%	45	46	2	0
\$125,001 - \$175,000	115	11.19%	32	79	4	0
\$175,001 - \$225,000	151	14.69%	15	115	20	1
\$225,001 - \$300,000	247	24.03%	22	169	54	2
\$300,001 - \$400,000	184	17.90%	9	83	82	10
\$400,001 - \$550,000	132	12.84%	10	45	57	20
\$550,001 and up	106	10.31%	2	26	56	22
Total New Listed Units	1,028		135	563	275	55
Total New Listed Volume	341,820,070	100%	27.69M	153.09M	120.09M	40.94M
Median New Listed Listing Price	\$270,250		\$164,900	\$239,000	\$359,900	\$509,900

December 2024



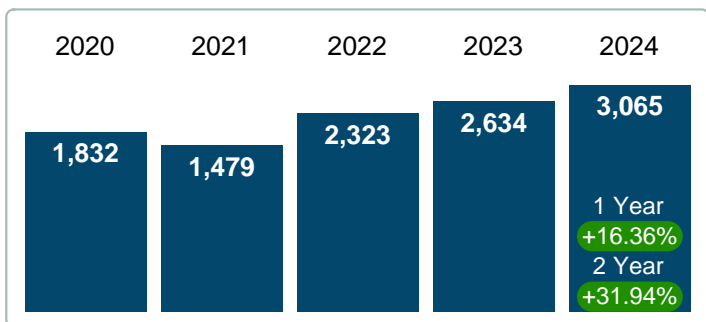
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



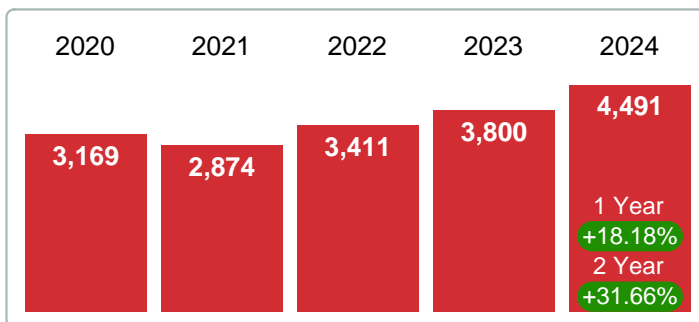
ACTIVE INVENTORY

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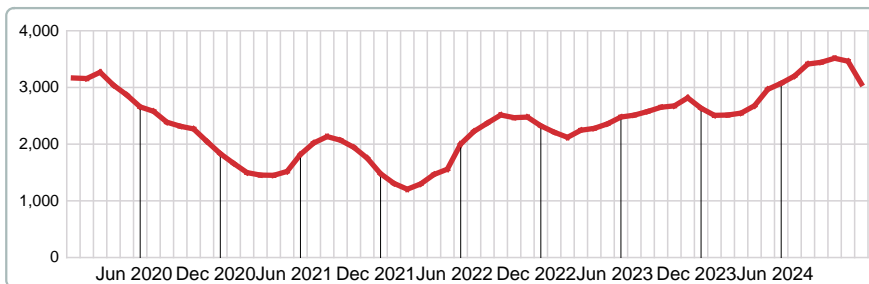
END OF DECEMBER



ACTIVE DURING DECEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 2,267

High Oct 2024 3,515 Low Feb 2022 1,205

Inventory this month at **3,065**
above the 5 yr DEC average of **2,267**



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	269	8.78%	77.0	135	119	14	1	
\$125,001 - \$200,000	384	12.53%	62.0	90	248	41	5	
\$200,001 - \$250,000	384	12.53%	53.0	42	278	57	7	
\$250,001 - \$375,000	843	27.50%	61.0	39	460	311	33	
\$375,001 - \$475,000	420	13.70%	83.5	25	166	188	41	
\$475,001 - \$675,000	446	14.55%	80.5	14	137	244	51	
\$675,001 and up	319	10.41%	81.0	18	60	153	88	
Total Active Inventory by Units		3,065		363	1,468	1,008	226	
Total Active Inventory by Volume		1,233,591,211	100%	69.0	94.27M	463.80M	493.24M	182.28M
Median Active Inventory Listing Price		\$320,000			\$155,000	\$270,000	\$421,168	\$582,500

December 2024



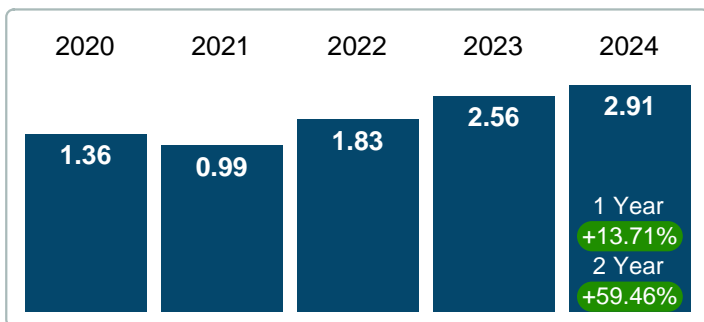
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



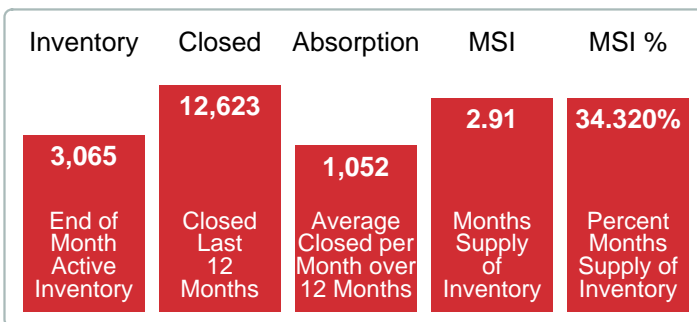
MONTHS SUPPLY of INVENTORY (MSI)

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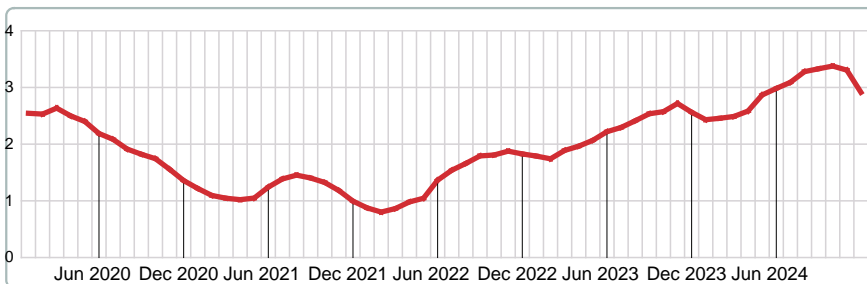
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2024



5 YEAR MARKET ACTIVITY TRENDS

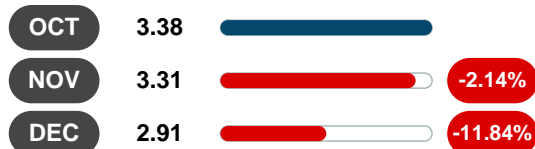


3 MONTHS

5 year DEC AVG = 1.93

High Oct 2024 3.38 Low Feb 2022 0.80

Months Supply this month at 2.91 above the 5 yr DEC average of 1.93



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	269	8.78%	2.59	2.53	2.65	2.85	1.09
\$125,001 - \$200,000	384	12.53%	1.97	2.35	1.80	2.34	3.53
\$200,001 - \$250,000	384	12.53%	2.09	3.09	1.99	2.07	2.90
\$250,001 - \$375,000	843	27.50%	2.73	3.08	2.65	2.75	3.41
\$375,001 - \$475,000	420	13.70%	3.88	6.67	4.07	3.53	3.87
\$475,001 - \$675,000	446	14.55%	4.49	5.79	5.48	4.12	4.00
\$675,001 and up	319	10.41%	6.00	30.86	7.50	5.19	5.83
Market Supply of Inventory (MSI)	2.91	100%	2.91	2.91	2.58	3.30	4.28
Total Active Inventory by Units	3,065			363	1,468	1,008	226

December 2024



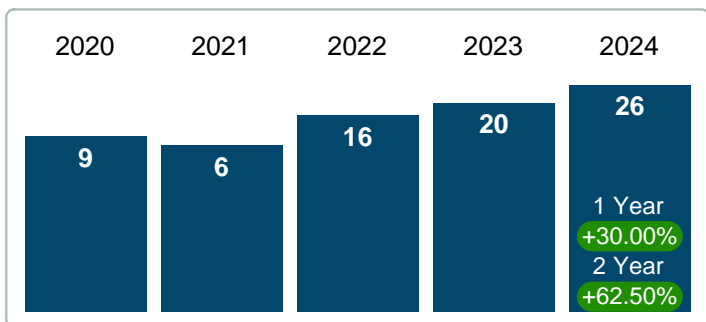
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



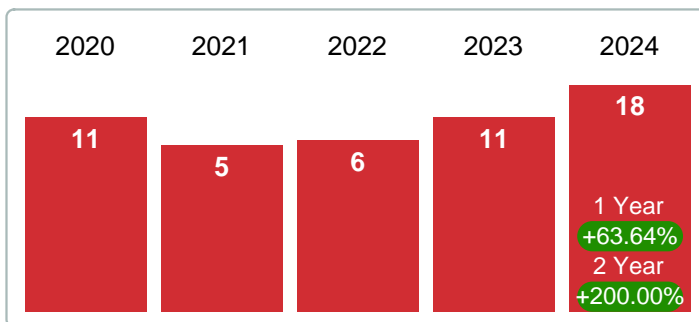
MEDIAN DAYS ON MARKET TO SALE

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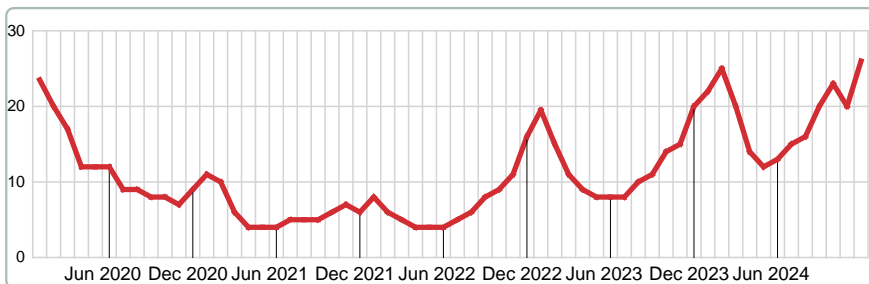
DECEMBER



YEAR TO DATE (YTD)

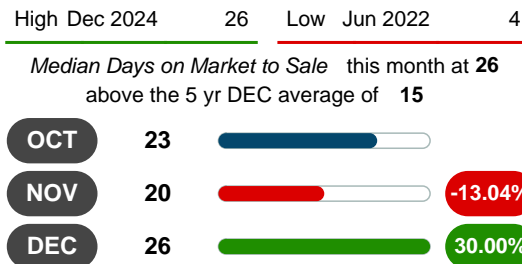


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 15



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	10.43%	14	18	8	18	0
\$125,001 - \$175,000	10.98%	13	11	13	11	0
\$175,001 - \$200,000	8.48%	19	54	16	24	59
\$200,001 - \$275,000	25.87%	24	16	23	35	4
\$275,001 - \$350,000	17.83%	32	42	23	41	87
\$350,001 - \$475,000	14.67%	48	9	36	55	48
\$475,001 and up	11.74%	36	107	38	37	32
Median Closed DOM		26	18	21	40	36
Total Closed Units	100%	26.0	111	511	258	40
Total Closed Volume		277,256,875	18.34M	130.22M	106.63M	22.06M

December 2024



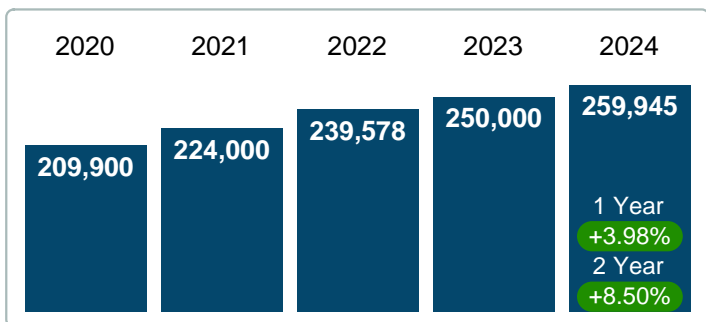
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



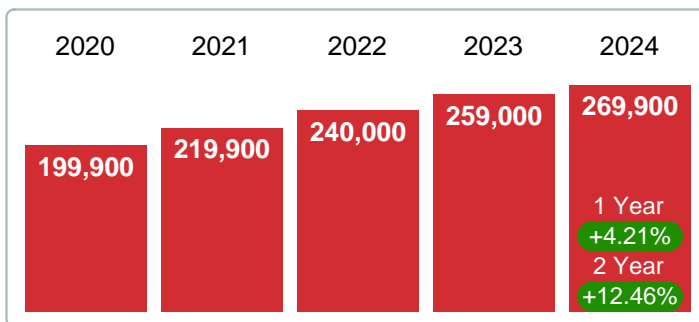
MEDIAN LIST PRICE AT CLOSING

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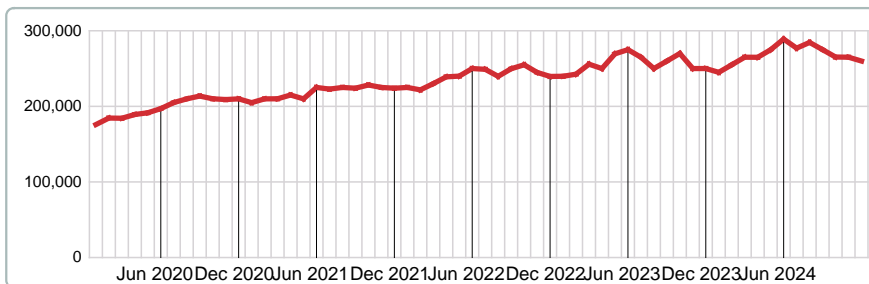
DECEMBER



YEAR TO DATE (YTD)

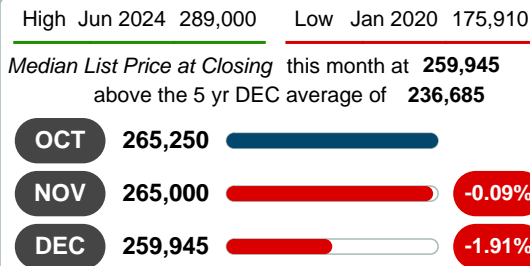


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 236,685



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	87	9.46%	99,900	89,750	107,000	118,000	0
\$125,001 - \$175,000	99	10.76%	150,000	146,750	154,950	147,448	169,000
\$175,001 - \$200,000	91	9.89%	189,000	185,000	189,900	190,000	0
\$200,001 - \$275,000	229	24.89%	239,999	240,250	235,000	247,995	259,000
\$275,001 - \$350,000	166	18.04%	309,450	320,000	304,990	318,000	292,000
\$350,001 - \$475,000	136	14.78%	399,450	460,000	395,000	398,250	432,500
\$475,001 and up	112	12.17%	598,450	519,000	579,763	598,450	725,000
Median List Price			259,945	139,800	235,000	355,900	452,500
Total Closed Units		100%	259,945	111	511	258	40
Total Closed Volume			283,817,035	18.78M	133.24M	109.40M	22.39M

December 2024



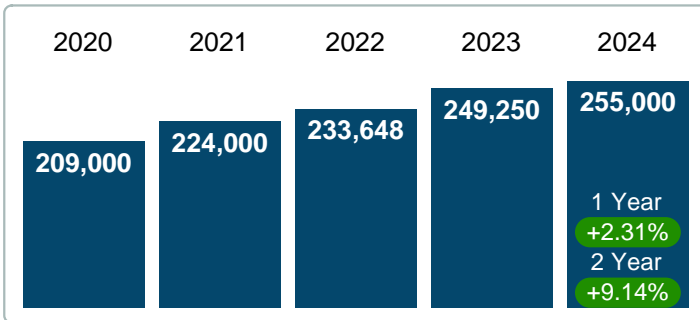
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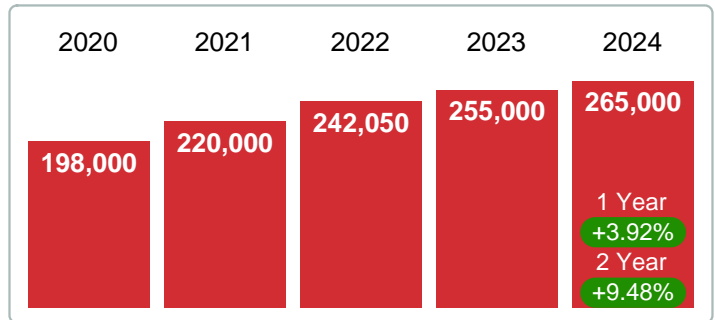
MEDIAN SOLD PRICE AT CLOSING

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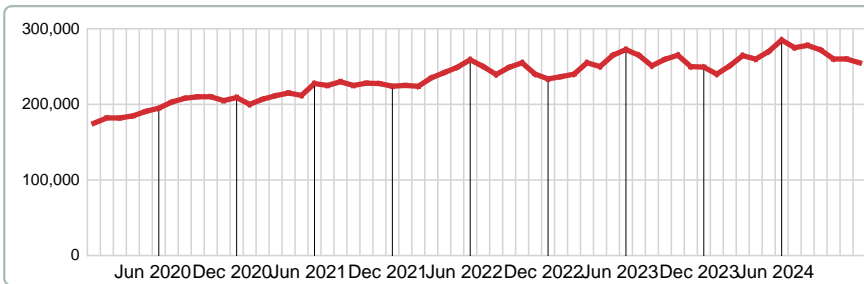
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

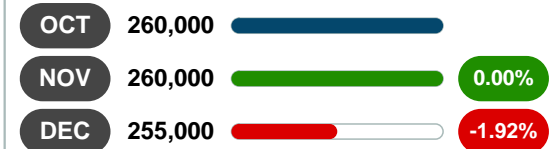


3 MONTHS

5 year DEC AVG = 234,180

High Jun 2024 285,000 Low Jan 2020 175,000

Median Sold Price at Closing this month at **255,000** above the 5 yr DEC average of **234,180**



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 96	10.43%	98,750	94,000	105,000	100,000	0
\$125,001 - \$175,000 101	10.98%	155,000	149,500	157,500	157,450	0
\$175,001 - \$200,000 78	8.48%	186,750	182,500	188,000	190,000	179,900
\$200,001 - \$275,000 238	25.87%	235,000	249,500	230,000	247,500	250,000
\$275,001 - \$350,000 164	17.83%	300,000	308,621	299,990	311,500	290,000
\$350,001 - \$475,000 135	14.67%	395,000	453,000	388,650	395,000	423,750
\$475,001 and up 108	11.74%	593,750	527,500	565,888	593,750	700,000
Median Sold Price		255,000	138,000	228,840	346,000	450,000
Total Closed Units	100%	920	111	511	258	40
Total Closed Volume		277,256,875	18.34M	130.22M	106.63M	22.06M

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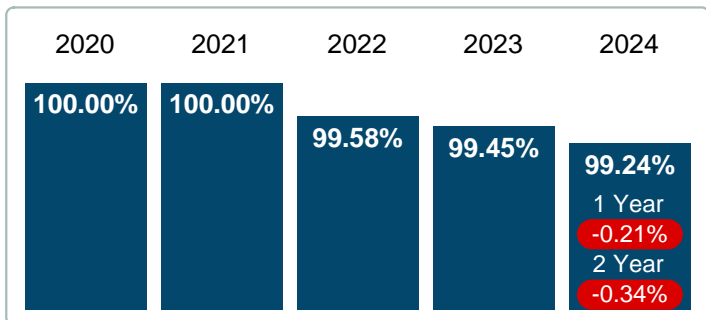
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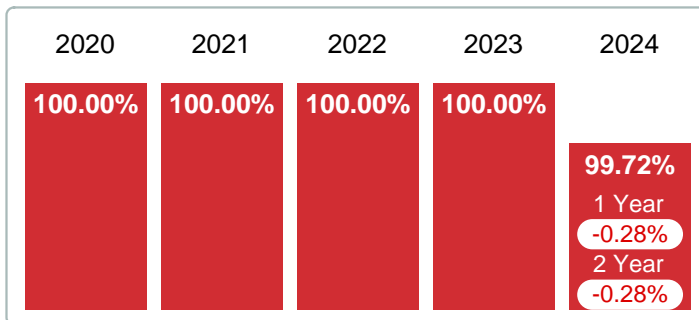
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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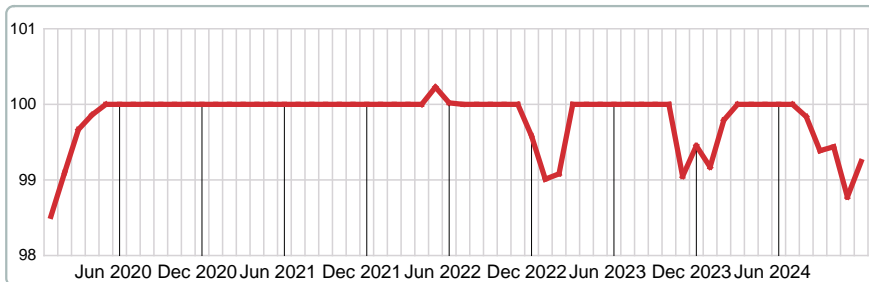
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

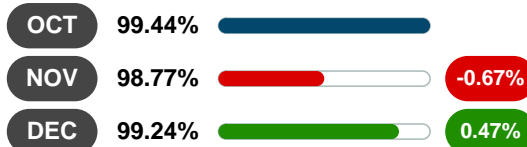


3 MONTHS

5 year DEC AVG = 99.66%

High May 2022 100.23% Low Jan 2020 98.52%

Median Sold/List Ratio this month at **99.24%** below the 5 yr DEC average of **99.66%**



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	96	10.43%	96.32%	96.50%	95.88%	97.46%	0.00%
\$125,001 - \$175,000	101	10.98%	100.00%	100.00%	100.00%	98.41%	0.00%
\$175,001 - \$200,000	78	8.48%	100.00%	94.00%	100.00%	96.77%	106.45%
\$200,001 - \$275,000	238	25.87%	99.79%	99.61%	99.09%	100.00%	94.59%
\$275,001 - \$350,000	164	17.83%	99.24%	100.00%	98.96%	98.53%	100.00%
\$350,001 - \$475,000	135	14.67%	99.00%	98.48%	98.97%	99.62%	100.00%
\$475,001 and up	108	11.74%	98.37%	96.43%	98.26%	98.43%	98.43%
Median Sold/List Ratio		99.24%		98.05%	99.70%	99.20%	99.15%
Total Closed Units		920	100%	111	511	258	40
Total Closed Volume		277,256,875		18.34M	130.22M	106.63M	22.06M

December 2024



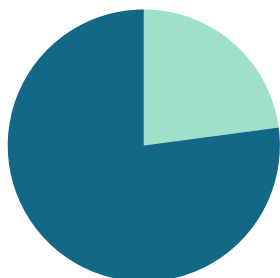
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Jan 13, 2025 for MLS Technology Inc.

INVENTORY

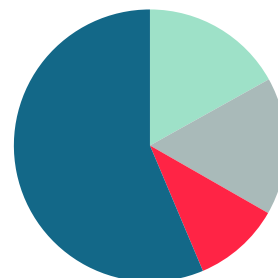


Inventory
 New Listings
1,028 = 22.89%
 Start Inventory
3,463
 Total Inventory Units
4,491
 Volume
\$1,739,324,194

Market Activity

Closed Sales
920 = 16.92%
 Pending Sales
889 = 16.35%
 Other Off Market
564 = 10.37%
 Active Inventory
3,065 = 56.36%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	870	920	5.75%	12,335	12,623	2.33%
Pending Sales	788	889	12.82%	12,641	12,967	2.58%
New Listings	983	1,028	4.58%	16,578	17,868	7.78%
Median List Price	250,000	259,945	3.98%	259,000	269,900	4.21%
Median Sale Price	249,250	255,000	2.31%	255,000	265,000	3.92%
Median Percent of Selling Price to List Price	99.45%	99.24%	-0.21%	100.00%	99.72%	-0.28%
Median Days on Market to Sale	20.00	26.00	30.00%	11.00	18.00	63.64%
Monthly Inventory	2,635	3,065	16.32%	2,635	3,065	16.32%
Months Supply of Inventory	2.56	2.91	13.66%	2.56	2.91	13.66%

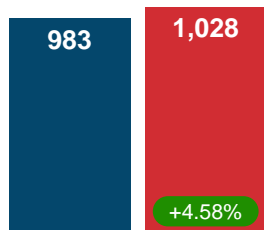
Absorption: Last 12 months, an Average of **1,052** Sales/Month

Inventory on December 31, 2024 = **3,065** 2023 2024

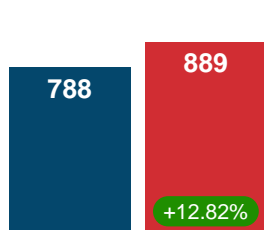
DECEMBER MARKET

MEDIAN PRICES

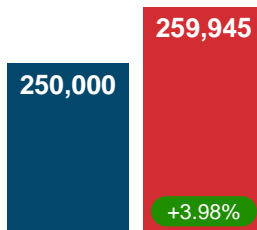
New Listings



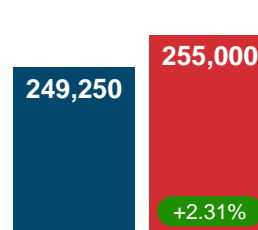
Pending Listings



List Price



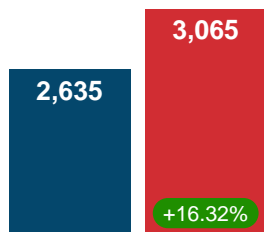
Sale Price



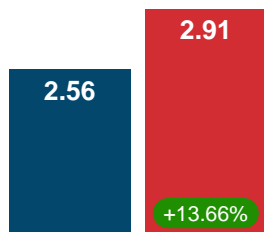
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

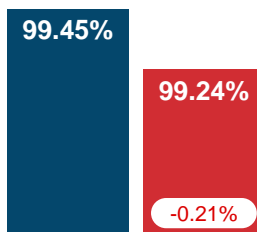
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

