

# December 2024



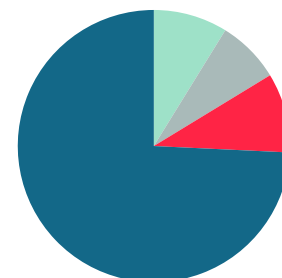
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2023	2024	+/-%
Closed Listings	86	67	-22.09%
Pending Listings	62	57	-8.06%
New Listings	100	104	4.00%
Median List Price	174,900	175,000	0.06%
Median Sale Price	170,000	172,900	1.71%
Median Percent of Selling Price to List Price	96.42%	95.65%	-0.80%
Median Days on Market to Sale	48.00	55.00	14.58%
End of Month Inventory	444	565	27.25%
Months Supply of Inventory	5.07	6.95	36.90%



■ Closed (8.80%)  
■ Pending (7.49%)  
■ Other OffMarket (9.46%)  
■ Active (74.24%)

**Absorption:** Last 12 months, an Average of **81** Sales/Month  
**Active Inventory** as of December 31, 2024 = **565**

### Analysis Wrap-Up

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

The total housing inventory at the end of December 2024 rose **27.25%** to 565 existing homes available for sale. Over the last 12 months this area has had an average of 81 closed sales per month. This represents an unsold inventory index of **6.95** 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 **1.71%** in December 2024 to \$172,900 versus the previous year at \$170,000.

#### Median Days on Market Lengthens

The median number of **55.00** days that homes spent on the market before selling increased by 7.00 days or **14.58%** in December 2024 compared to last year's same month at **48.00** 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 weak this month.

There were 104 New Listings in December 2024, up **4.00%** from last year at 100. Furthermore, there were 67 Closed Listings this month versus last year at 86, a **-22.09%** decrease.

Closed versus Listed trends yielded a **64.4%** ratio, down from previous year's, December 2023, at **86.0%**, a **25.09%** 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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

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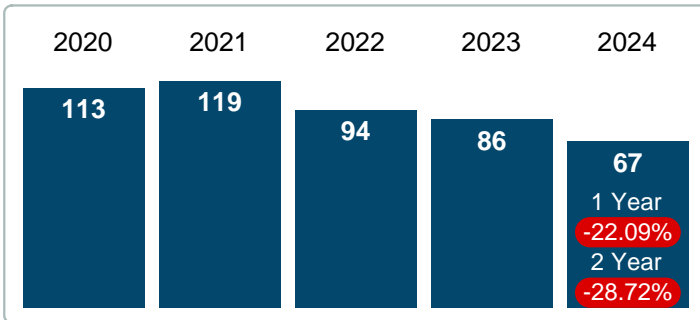
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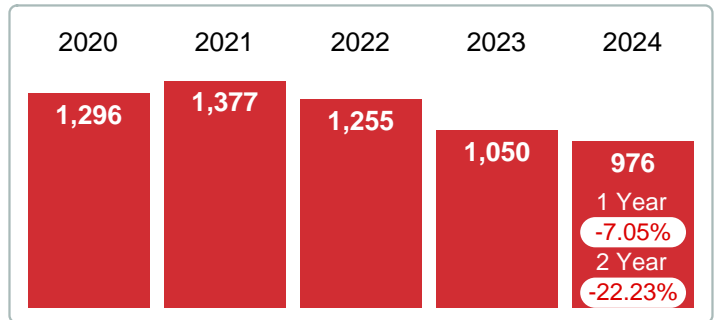
## CLOSED LISTINGS

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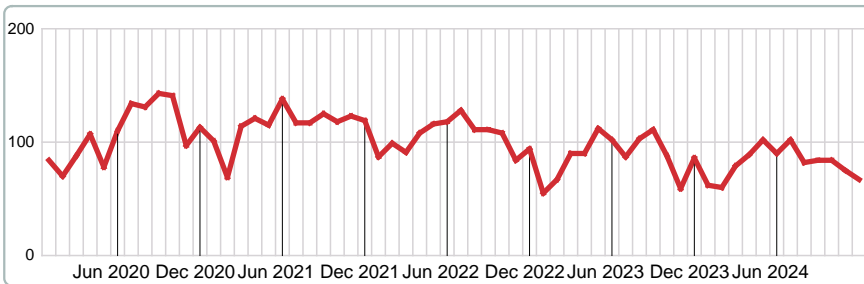
### DECEMBER



### YEAR TO DATE (YTD)

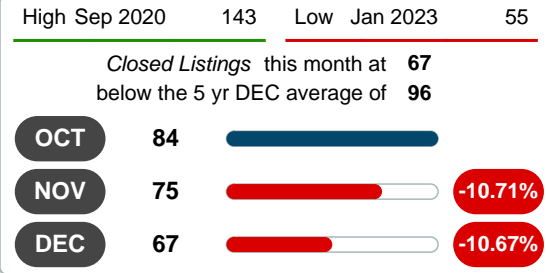


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 96



### 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	4	5.97%	9.5	1	3	0	0
\$50,001 - \$100,000	7	10.45%	24.0	4	3	0	0
\$100,001 - \$125,000	7	10.45%	56.0	2	4	1	0
\$125,001 - \$200,000	24	35.82%	56.5	6	14	3	1
\$200,001 - \$250,000	6	8.96%	68.0	1	3	2	0
\$250,001 - \$375,000	12	17.91%	36.0	4	5	3	0
\$375,001 and up	7	10.45%	96.0	1	4	1	1
<b>Total Closed Units</b>	<b>67</b>			<b>19</b>	<b>36</b>	<b>10</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>14,400,050</b>	<b>100%</b>	<b>55.0</b>	<b>3.45M</b>	<b>7.01M</b>	<b>3.05M</b>	<b>900.00K</b>
<b>Median Closed Price</b>	<b>\$172,900</b>			<b>\$159,000</b>	<b>\$173,950</b>	<b>\$222,000</b>	<b>\$450,000</b>

# December 2024



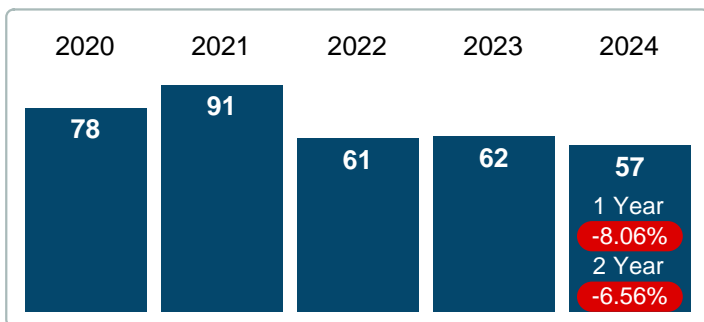
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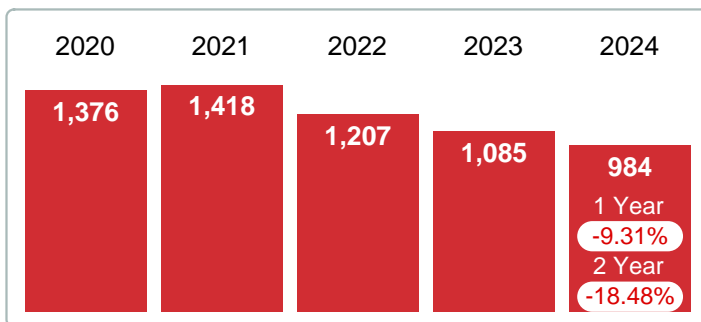
## PENDING LISTINGS

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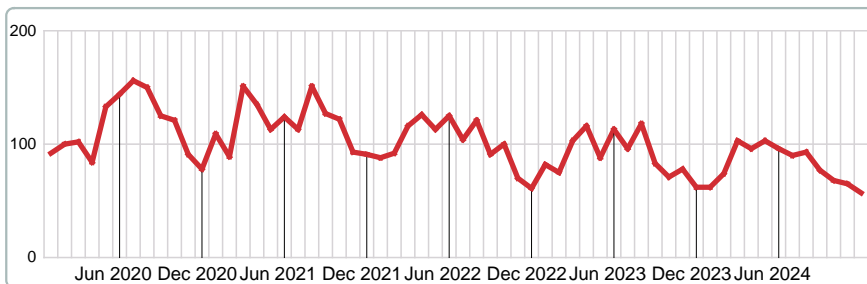
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

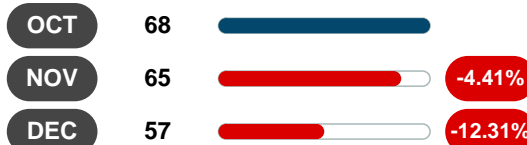


### 3 MONTHS

5 year DEC AVG = 70

High Jul 2020 156 Low Dec 2024 57

Pending Listings this month at 57 below the 5 yr DEC average of 70



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	8.77%	27.0	3	1	1	0
\$75,001 - \$100,000	4	7.02%	118.0	0	4	0	0
\$100,001 - \$150,000	11	19.30%	56.0	2	8	1	0
\$150,001 - \$275,000	15	26.32%	87.0	3	12	0	0
\$275,001 - \$375,000	10	17.54%	65.5	0	6	4	0
\$375,001 - \$625,000	6	10.53%	63.0	0	3	2	1
\$625,001 and up	6	10.53%	97.5	0	2	2	2
<b>Total Pending Units</b>	<b>57</b>			<b>8</b>	<b>36</b>	<b>10</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>16,484,800</b>	<b>100%</b>	<b>64.0</b>	<b>1.10M</b>	<b>8.55M</b>	<b>4.76M</b>	<b>2.07M</b>
<b>Median Listing Price</b>	<b>\$198,900</b>			<b>\$122,500</b>	<b>\$170,000</b>	<b>\$350,000</b>	<b>\$649,900</b>

# December 2024



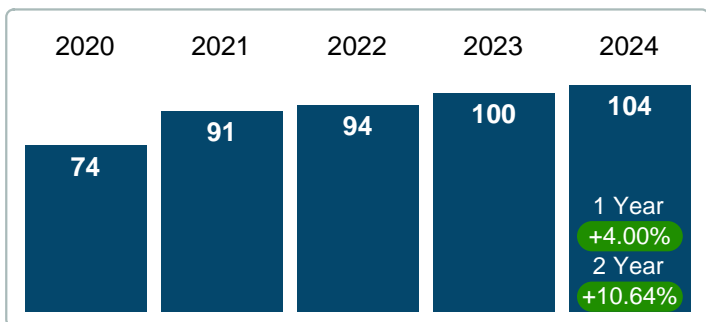
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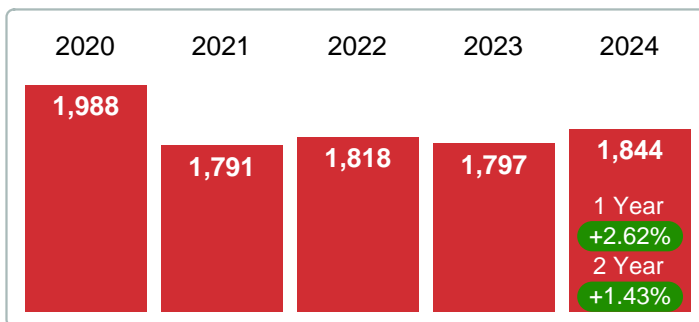
## NEW LISTINGS

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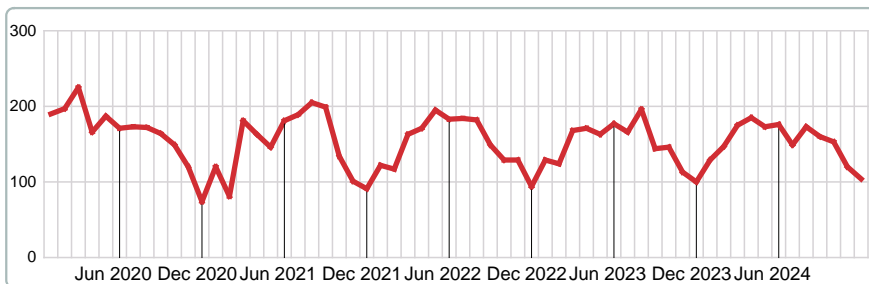
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 93

High Mar 2020 225 Low Dec 2020 74

New Listings this month at **104**  
above the 5 yr DEC average of **93**



### 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	9	8.65%	5	3	1	0
\$75,001 - \$125,000	9	8.65%	2	7	0	0
\$125,001 - \$175,000	20	19.23%	4	14	1	1
\$175,001 - \$300,000	27	25.96%	6	14	7	0
\$300,001 - \$375,000	15	14.42%	1	9	5	0
\$375,001 - \$625,000	13	12.50%	2	6	2	3
\$625,001 and up	11	10.58%	2	4	2	3
<b>Total New Listed Units</b>	<b>104</b>		<b>22</b>	<b>57</b>	<b>18</b>	<b>7</b>
<b>Total New Listed Volume</b>	<b>36,346,646</b>	<b>100%</b>	<b>5.17M</b>	<b>20.63M</b>	<b>6.32M</b>	<b>4.23M</b>
<b>Median New Listed Listing Price</b>	<b>\$215,500</b>		<b>\$171,000</b>	<b>\$189,000</b>	<b>\$305,000</b>	<b>\$499,900</b>

# December 2024



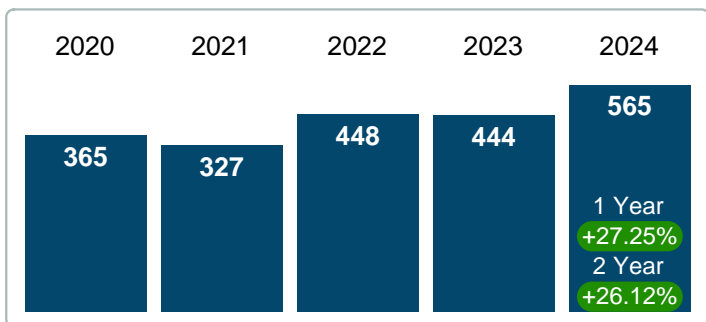
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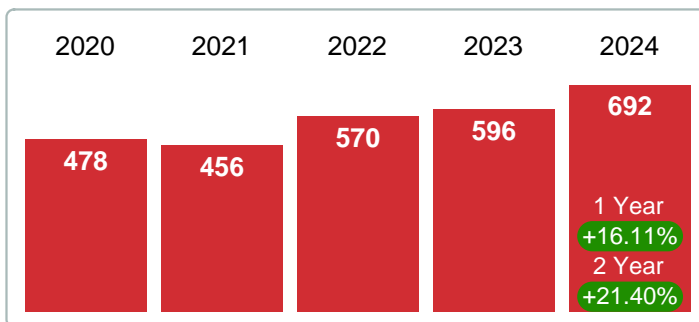
## ACTIVE INVENTORY

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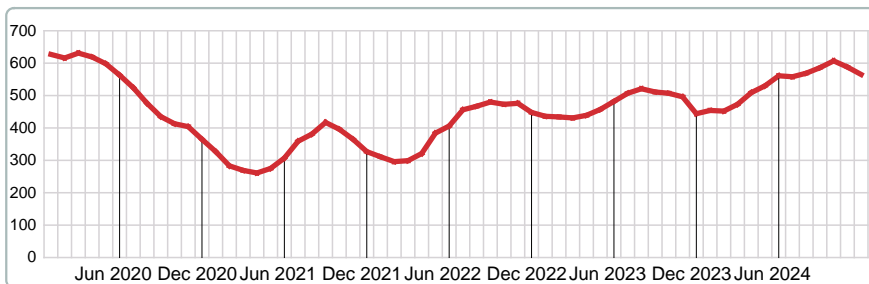
### END OF DECEMBER



### ACTIVE DURING DECEMBER



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 430

High Mar 2020 631 Low Apr 2021 261

Inventory this month at **565**  
above the 5 yr DEC average of **430**

- OCT** 607
- NOV** 588 -3.13%
- DEC** 565 -3.91%

### 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	46	8.14%	87.0	25	18	2	1
\$75,001 - \$125,000	54	9.56%	76.0	19	30	4	1
\$125,001 - \$175,000	90	15.93%	83.0	26	53	9	2
\$175,001 - \$275,000	141	24.96%	92.0	23	92	23	3
\$275,001 - \$475,000	107	18.94%	93.0	11	60	31	5
\$475,001 - \$750,000	68	12.04%	104.0	5	32	24	7
\$750,001 and up	59	10.44%	96.0	2	23	22	12
Total Active Inventory by Units		565		111	308	115	31
Total Active Inventory by Volume		206,074,682	100%	20.84M	104.63M	55.34M	25.27M
Median Active Inventory Listing Price		\$235,000		\$149,900	\$224,950	\$375,000	\$599,000

# December 2024



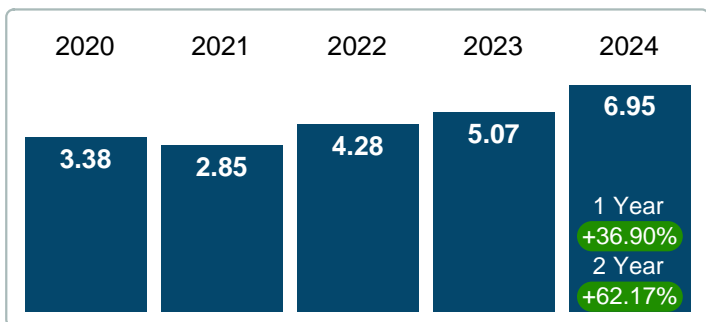
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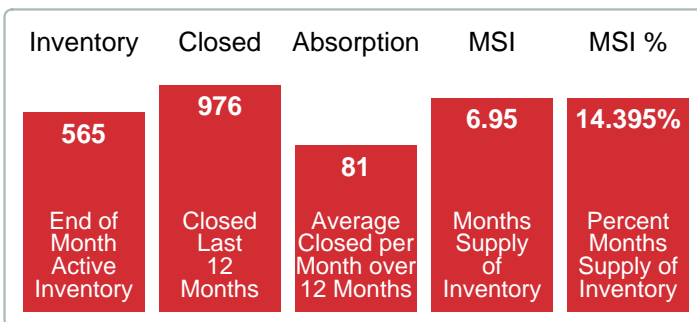
## MONTHS SUPPLY of INVENTORY (MSI)

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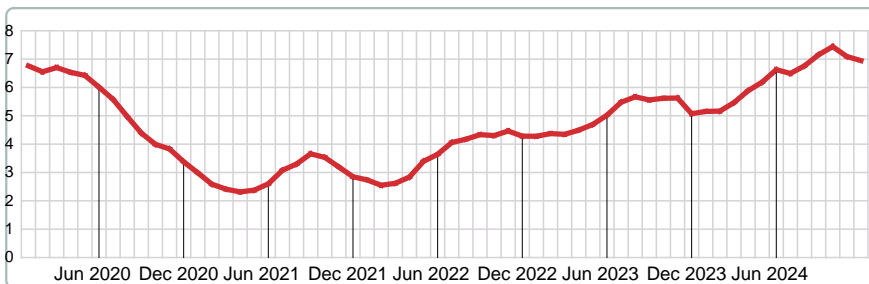
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2024

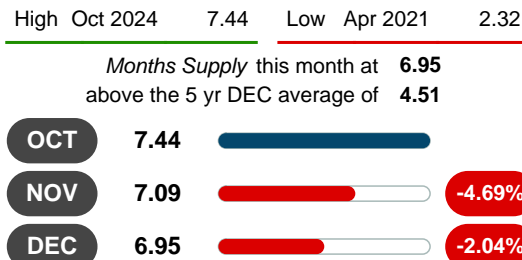


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 4.51



### 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	46	8.14%	4.84	5.36	4.50	2.67	12.00
\$75,001 - \$125,000	54	9.56%	4.29	5.07	3.71	5.33	0.00
\$125,001 - \$175,000	90	15.93%	5.22	6.64	4.85	4.15	8.00
\$175,001 - \$275,000	141	24.96%	7.11	10.62	6.42	7.46	12.00
\$275,001 - \$475,000	107	18.94%	7.88	7.33	7.35	9.07	10.00
\$475,001 - \$750,000	68	12.04%	13.83	12.00	12.00	20.57	10.50
\$750,001 and up	59	10.44%	16.09	0.00	39.43	10.15	13.09
Market Supply of Inventory (MSI)			6.95	6.76	6.32	8.52	11.63
Total Active Inventory by Units		100%	6.95	111	308	115	31

# December 2024



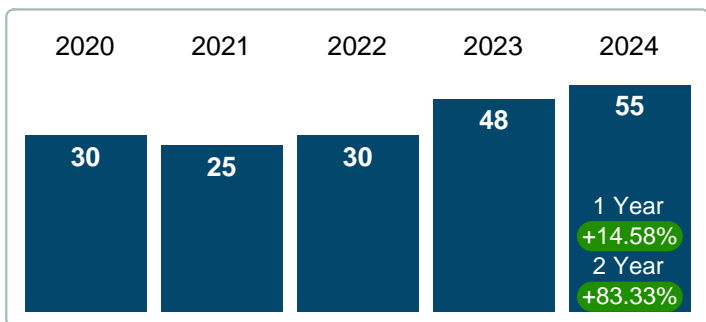
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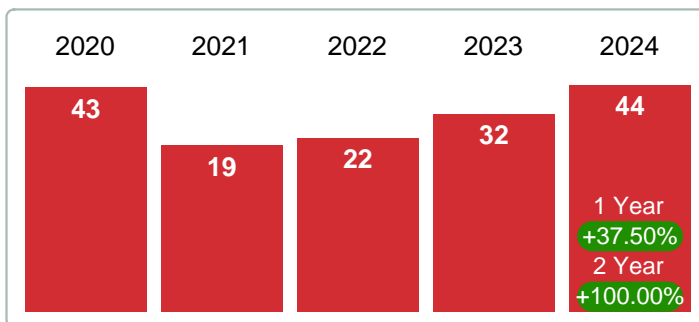
## MEDIAN DAYS ON MARKET TO SALE

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

### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

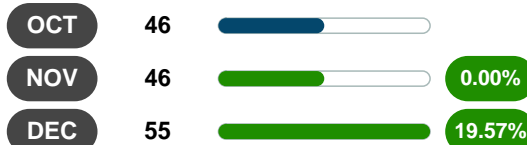


### 3 MONTHS

5 year DEC AVG = 38

High Mar 2024 76 Low May 2021 9

Median Days on Market to Sale this month at 55 above the 5 yr DEC average of 38



### 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	4	5.97%	10	3	14	0	0
\$50,001 - \$100,000	7	10.45%	24	26	11	0	0
\$100,001 - \$125,000	7	10.45%	56	47	56	121	0
\$125,001 - \$200,000	24	35.82%	57	46	55	110	147
\$200,001 - \$250,000	6	8.96%	68	20	72	77	0
\$250,001 - \$375,000	12	17.91%	36	52	28	80	0
\$375,001 and up	7	10.45%	96	177	45	96	177
Median Closed DOM			55	24	51	93	162
Total Closed Units		100%	55.0	19	36	10	2
Total Closed Volume			14,400,050	3.45M	7.01M	3.05M	900.00K

# December 2024



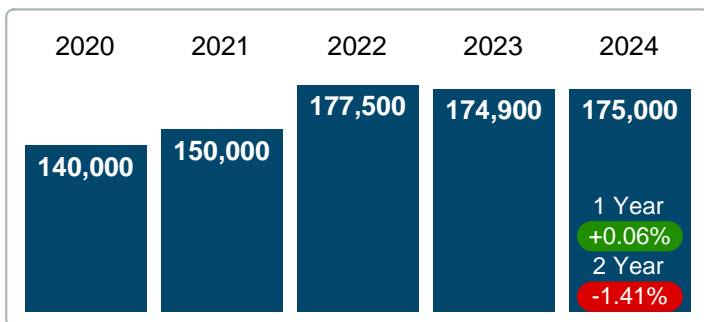
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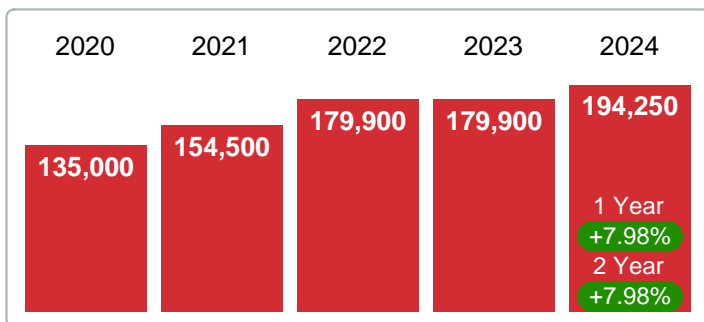
## MEDIAN LIST PRICE AT CLOSING

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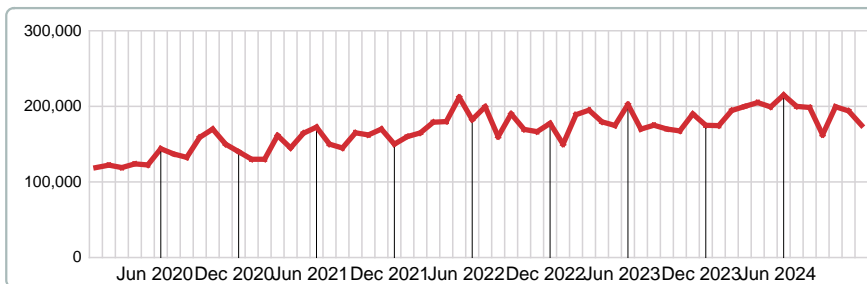
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 163,480

High Jun 2024 215,000    Low Jan 2020 118,950

Median List Price at Closing this month at **175,000**  
above the 5 yr DEC average of **163,480**

- OCT** 199,450
- NOV** 194,000 -2.73%
- DEC** 175,000 -9.79%

### 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	2.99%	43,250	36,500	50,000	0	0
\$50,001 - \$100,000	11.94%	68,750	66,750	70,500	0	0
\$100,001 - \$125,000	11.94%	119,000	122,000	114,900	120,000	0
\$125,001 - \$200,000	34.33%	168,000	154,900	175,000	169,900	135,000
\$200,001 - \$250,000	11.94%	227,500	225,000	235,500	224,500	0
\$250,001 - \$375,000	14.93%	339,950	269,900	362,450	280,000	0
\$375,001 and up	11.94%	474,500	447,000	424,950	1,350,000	849,000
<b>Median List Price</b>		<b>175,000</b>	<b>154,900</b>	<b>177,000</b>	<b>224,500</b>	<b>492,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>175,000</b>	<b>19</b>	<b>36</b>	<b>10</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>15,390,599</b>	<b>3.55M</b>	<b>7.51M</b>	<b>3.34M</b>	<b>984.00K</b>



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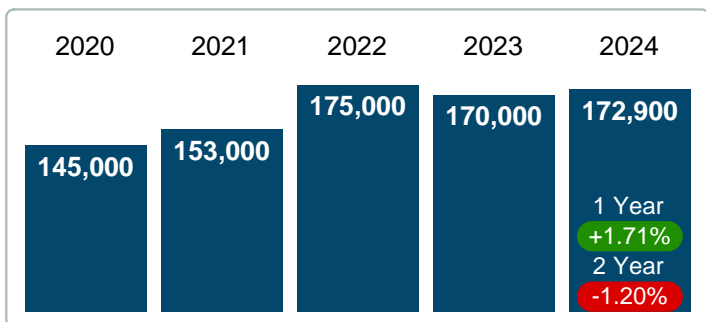
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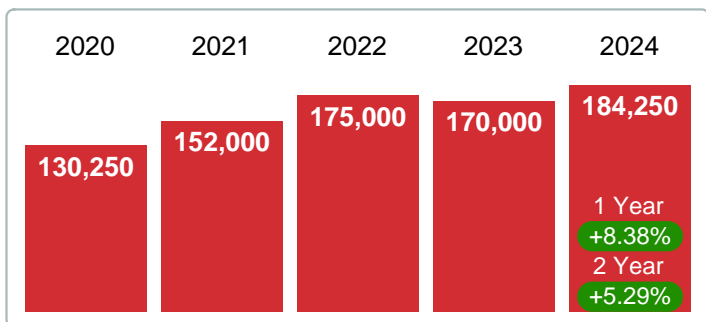
## MEDIAN SOLD PRICE AT CLOSING

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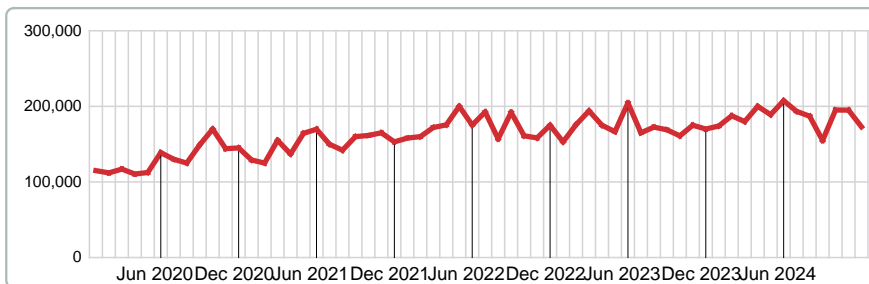
### DECEMBER



### YEAR TO DATE (YTD)

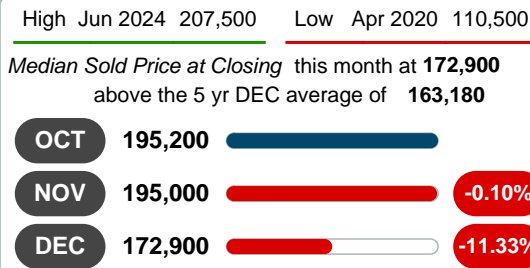


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 163,180



### 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
\$50,000 and less	4	5.97%	45,000	36,500	50,000	0	0
\$50,001 - \$100,000	7	10.45%	65,000	62,500	73,750	0	0
\$100,001 - \$125,000	7	10.45%	114,500	116,000	117,250	110,000	0
\$125,001 - \$200,000	24	35.82%	159,450	159,450	166,450	158,000	135,000
\$200,001 - \$250,000	6	8.96%	222,000	225,000	214,000	222,000	0
\$250,001 - \$375,000	12	17.91%	315,000	303,000	315,000	265,000	0
\$375,001 and up	7	10.45%	455,500	520,000	401,500	1,150,000	765,000
Median Sold Price			172,900	159,000	173,950	222,000	450,000
Total Closed Units		100%	172,900	19	36	10	2
Total Closed Volume			14,400,050	3.45M	7.01M	3.05M	900.00K

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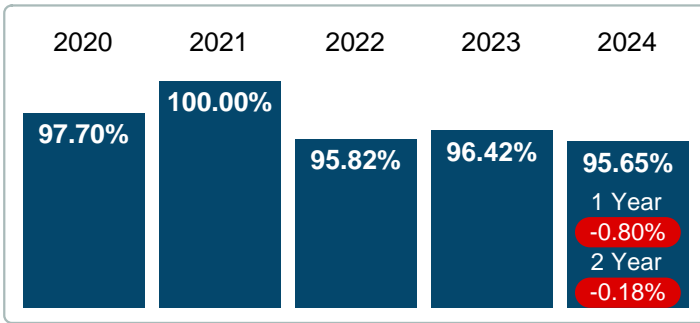
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



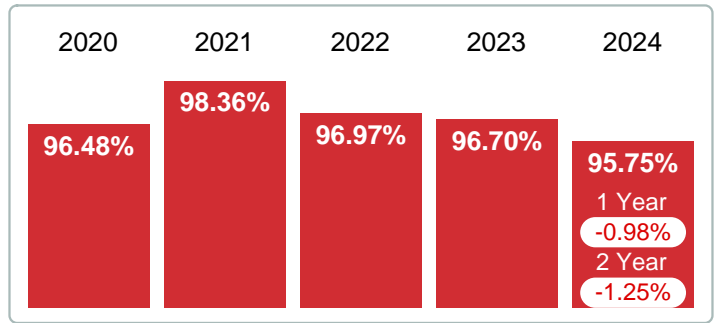
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

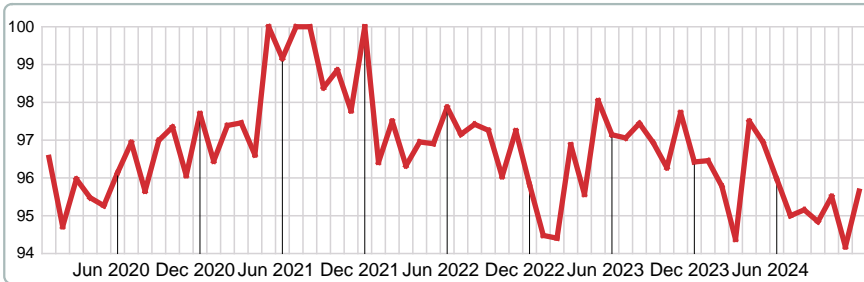
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

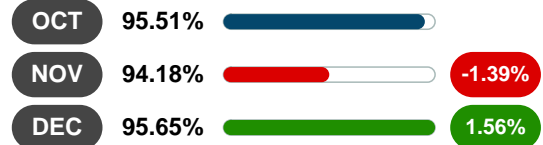


### 3 MONTHS

5 year DEC AVG = 97.12%

High Dec 2021 100.00% Low Nov 2024 94.18%

Median Sold/List Ratio this month at **95.65%**  
below the 5 yr DEC average of **97.12%**



## 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	4	5.97%	86.36%	100.00%	72.73%	0.00%	0.00%
\$50,001 - \$100,000	7	10.45%	95.65%	97.83%	85.09%	0.00%	0.00%
\$100,001 - \$125,000	7	10.45%	91.67%	85.93%	103.73%	91.67%	0.00%
\$125,001 - \$200,000	24	35.82%	95.81%	101.00%	95.36%	89.74%	100.00%
\$200,001 - \$250,000	6	8.96%	98.91%	100.00%	94.00%	98.91%	0.00%
\$250,001 - \$375,000	12	17.91%	96.60%	97.12%	95.48%	97.14%	0.00%
\$375,001 and up	7	10.45%	92.89%	104.21%	93.96%	85.19%	90.11%
Median Sold/List Ratio		95.65%		98.78%	94.51%	93.82%	95.05%
Total Closed Units		67	100%	19	36	10	2
Total Closed Volume		14,400,050		3.45M	7.01M	3.05M	900.00K

# December 2024



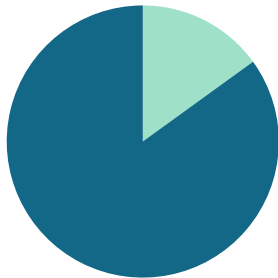
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

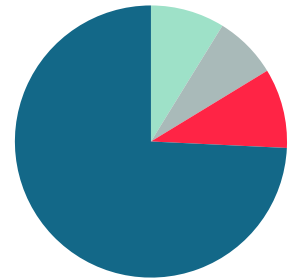


**Inventory**  
 New Listings  
**104 = 15.03%**  
 Start Inventory  
**588**  
 Total Inventory Units  
**692**  
 Volume  
**\$252,868,578**

### Market Activity

Closed Sales  
**67 = 8.80%**  
 Pending Sales  
**57 = 7.49%**  
 Other Off Market  
**72 = 9.46%**  
 Active Inventory  
**565 = 74.24%**

### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	86	67	-22.09%	1,050	976	-7.05%
Pending Sales	62	57	-8.06%	1,085	984	-9.31%
New Listings	100	104	4.00%	1,797	1,844	2.62%
Median List Price	174,900	175,000	0.06%	179,900	194,250	7.98%
Median Sale Price	170,000	172,900	1.71%	170,000	184,250	8.38%
Median Percent of Selling Price to List Price	96.42%	95.65%	-0.80%	96.70%	95.75%	-0.98%
Median Days on Market to Sale	48.00	55.00	14.58%	32.00	44.00	37.50%
Monthly Inventory	444	565	27.25%	444	565	27.25%
Months Supply of Inventory	5.07	6.95	36.90%	5.07	6.95	36.90%

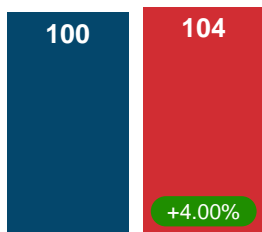
**Absorption:** Last 12 months, an Average of **81** Sales/Month

**Inventory** on December 31, 2024 = **565** 2023 2024

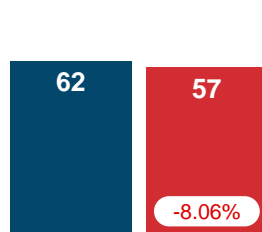
### DECEMBER MARKET

### MEDIAN PRICES

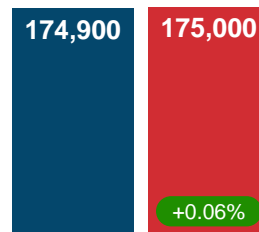
#### New Listings



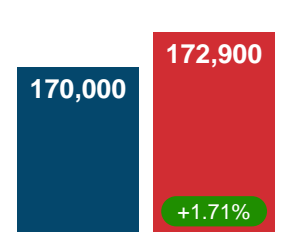
#### Pending Listings



#### List Price



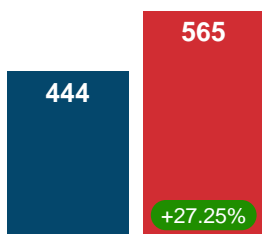
#### Sale Price



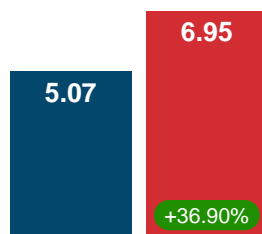
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

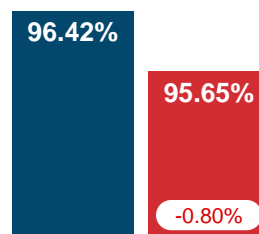
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

