

December 2024



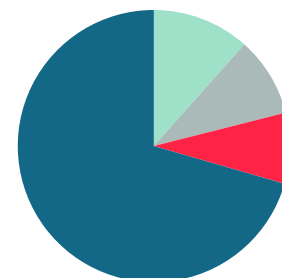
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2023	2024	+/-%
Closed Listings	9	11	22.22%
Pending Listings	5	9	80.00%
New Listings	10	12	20.00%
Average List Price	200,989	197,891	-1.54%
Average Sale Price	190,544	193,000	1.29%
Average Percent of Selling Price to List Price	94.17%	98.48%	4.57%
Average Days on Market to Sale	78.67	38.36	-51.23%
End of Month Inventory	64	67	4.69%
Months Supply of Inventory	6.56	6.76	2.93%



■ Closed (11.58%)
■ Pending (9.47%)
■ Other OffMarket (8.42%)
■ Active (70.53%)

Absorption: Last 12 months, an Average of **10** Sales/Month
Active Inventory as of December 31, 2024 = **67**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2024 rose **4.69%** to 67 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 **6.76** 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 **1.29%** in December 2024 to \$193,000 versus the previous year at \$190,544.

Average Days on Market Shortens

The average number of **38.36** days that homes spent on the market before selling decreased by 40.30 days or **51.23%** in December 2024 compared to last year's same month at **78.67** DOM.

Sales Success for December 2024 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 12 New Listings in December 2024, up **20.00%** from last year at 10. Furthermore, there were 11 Closed Listings this month versus last year at 9, a **22.22%** increase.

Closed versus Listed trends yielded a **91.7%** ratio, up from previous year's, December 2023, at **90.0%**, a **1.85%** 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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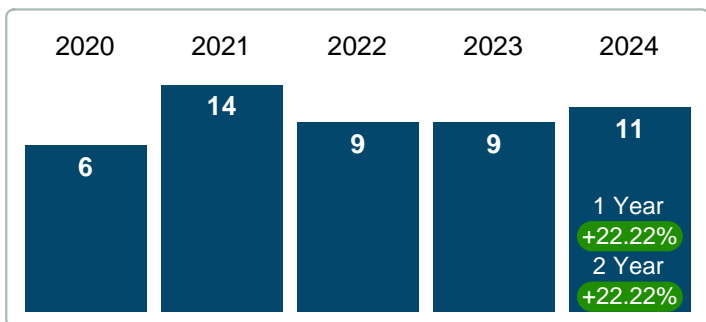
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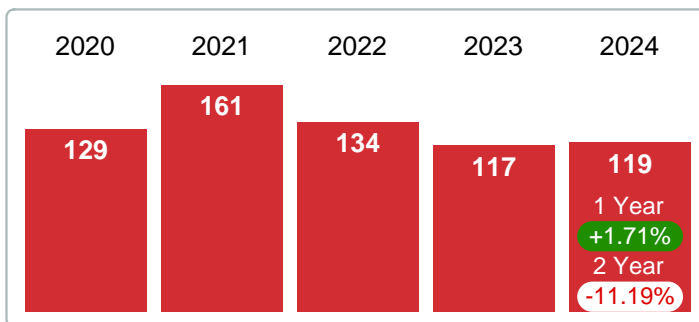
CLOSED LISTINGS

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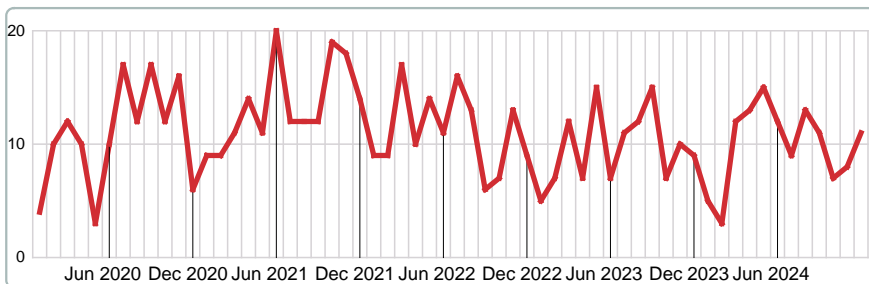
DECEMBER



YEAR TO DATE (YTD)

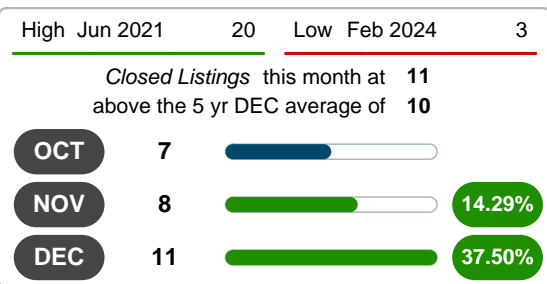


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 10



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	1	9.09%	55.0	0	1	0	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$175,000	3	27.27%	47.3	1	2	0	0
\$175,001 - \$175,000	0	0.00%	0.0	0	0	0	0
\$175,001 - \$225,000	5	45.45%	30.4	2	3	0	0
\$225,001 - \$225,000	0	0.00%	0.0	0	0	0	0
\$225,001 and up	2	18.18%	36.5	0	2	0	0
Total Closed Units	11			3	8	0	0
Total Closed Volume	2,123,000	100%	38.4	553.00K	1.57M	0.00B	0.00B
Average Closed Price	\$193,000			\$184,333	\$196,250	\$0	\$0

December 2024



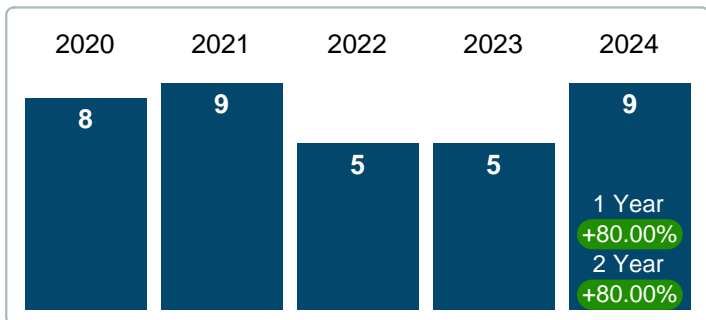
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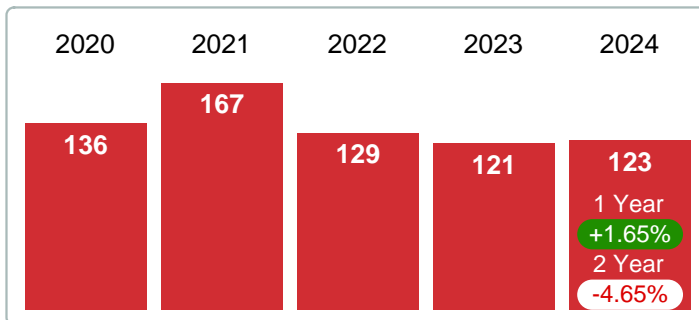
PENDING LISTINGS

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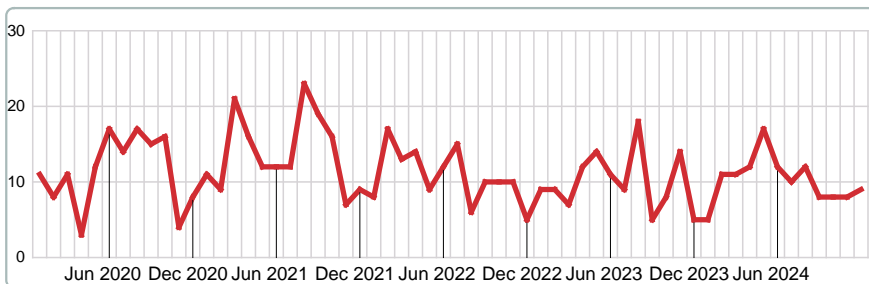
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 7

High Aug 2021 23 Low Apr 2020 3

Pending Listings this month at 9 above the 5 yr DEC average of 7



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	0.0	0	0	0	0
\$50,001 - \$125,000	1	11.11%	64.0	0	1	0	0
\$125,001 - \$175,000	3	33.33%	71.7	0	3	0	0
\$175,001 - \$275,000	1	11.11%	1.0	1	0	0	0
\$275,001 - \$350,000	2	22.22%	67.0	0	1	1	0
\$350,001 - \$750,000	2	22.22%	84.5	0	2	0	0
\$750,001 and up	0	0.00%	0.0	0	0	0	0
Total Pending Units	9			1	7	1	0
Total Pending Volume	2,517,000	100%	24.7	225.00K	1.94M	350.00K	0.00B
Average Listing Price	\$249,667			\$225,000	\$277,429	\$350,000	\$0

December 2024



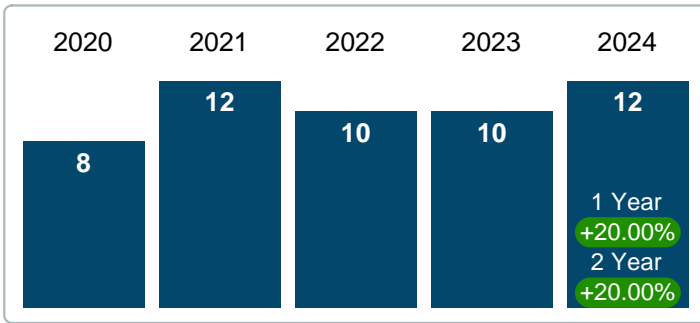
Area Delimited by County Of Sequoyah - Residential Property Type



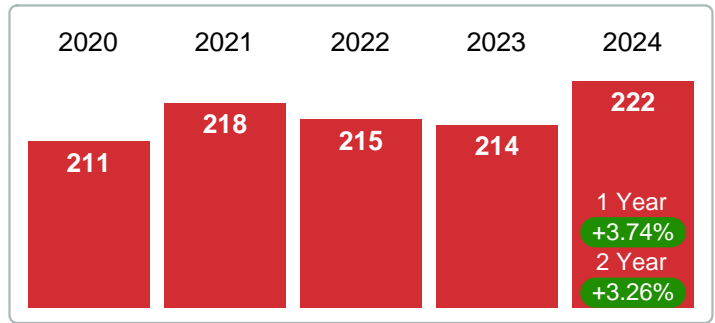
NEW LISTINGS

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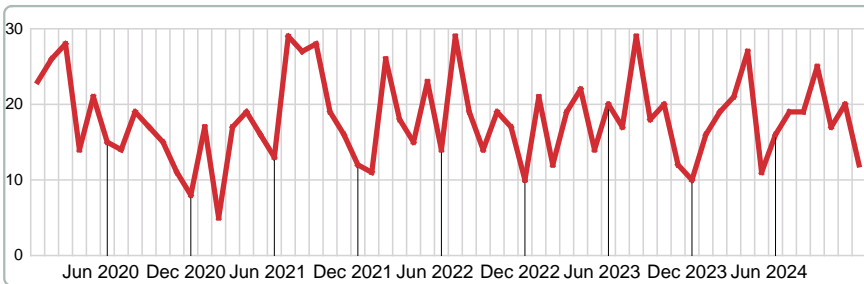
DECEMBER



YEAR TO DATE (YTD)

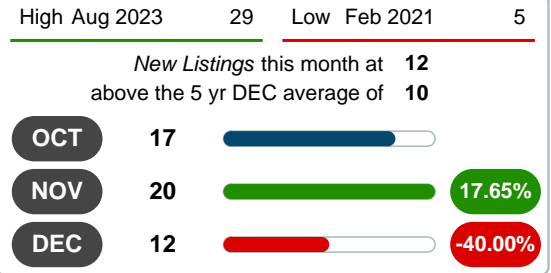


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 10



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	1	8.33%	1	0	0	0
\$75,001 - \$150,000	1	8.33%	0	1	0	0
\$150,001 - \$200,000	2	16.67%	0	2	0	0
\$200,001 - \$325,000	3	25.00%	1	1	1	0
\$325,001 - \$375,000	2	16.67%	0	1	1	0
\$375,001 - \$425,000	2	16.67%	0	1	0	1
\$425,001 and up	1	8.33%	0	0	0	1
Total New Listed Units	12		2	6	2	2
Total New Listed Volume	3,358,300	100%	245.00K	1.39M	649.90K	1.07M
Average New Listed Listing Price	\$305,000		\$122,500	\$231,567	\$324,950	\$537,000

December 2024



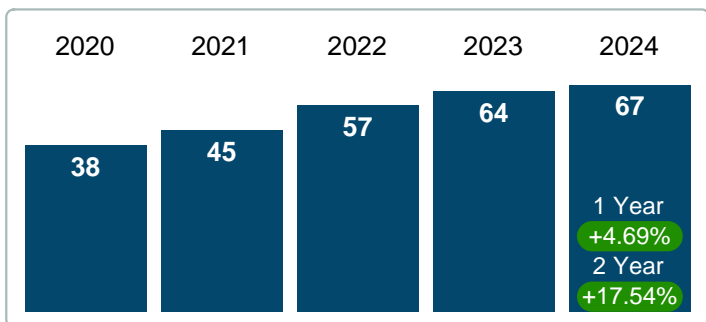
Area Delimited by County Of Sequoyah - Residential Property Type



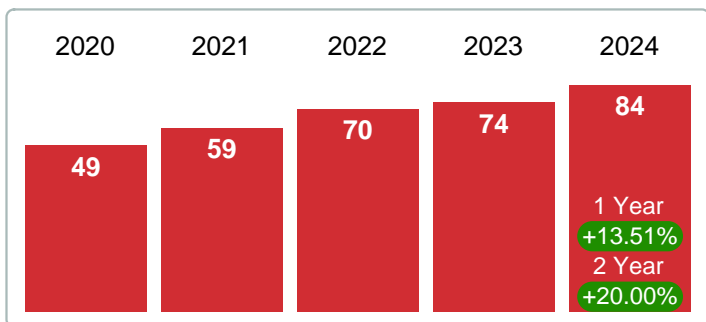
ACTIVE INVENTORY

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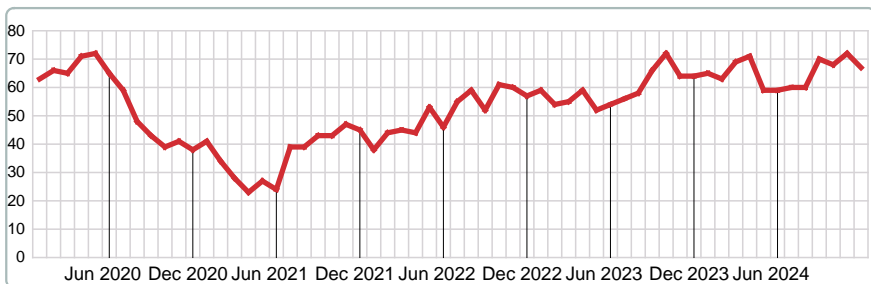
END OF DECEMBER



ACTIVE DURING DECEMBER

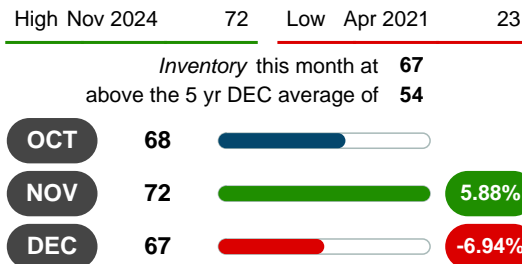


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 54



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	5.97%	46.8	3	1	0	0
\$75,001 - \$125,000	8	11.94%	77.1	3	5	0	0
\$125,001 - \$150,000	6	8.96%	110.7	0	5	1	0
\$150,001 - \$250,000	21	31.34%	84.5	5	12	3	1
\$250,001 - \$425,000	11	16.42%	81.7	1	4	5	1
\$425,001 - \$750,000	10	14.93%	99.1	0	6	1	3
\$750,001 and up	7	10.45%	77.3	0	3	4	0
Total Active Inventory by Units	67			12	36	14	5
Total Active Inventory by Volume	21,308,498	100%	84.7	1.57M	10.08M	7.20M	2.46M
Average Active Inventory Listing Price	\$318,037			\$130,550	\$280,014	\$514,636	\$491,300

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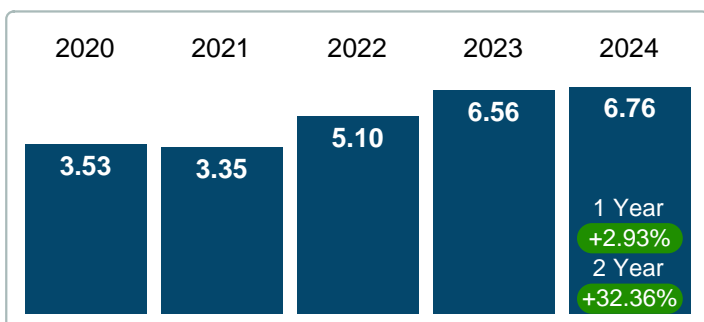
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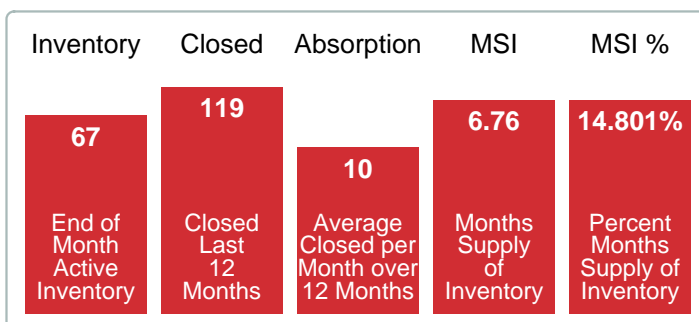
MONTHS SUPPLY of INVENTORY (MSI)

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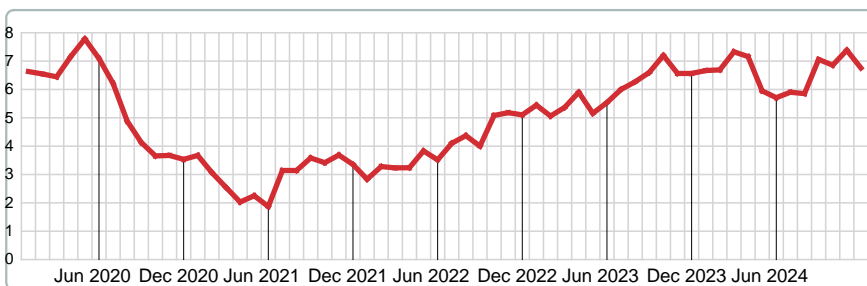
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2024



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 5.06

High May 2020 7.78 Low Jun 2021 1.87

Months Supply this month at **6.76**
above the 5 yr DEC average of **5.06**



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	5.97%	3.43	6.00	2.00	0.00	0.00
\$75,001 - \$125,000	8	11.94%	5.65	4.50	6.67	0.00	0.00
\$125,001 - \$150,000	6	8.96%	4.24	0.00	5.45	12.00	0.00
\$150,001 - \$250,000	21	31.34%	6.63	6.67	7.20	4.50	12.00
\$250,001 - \$425,000	11	16.42%	5.28	6.00	3.69	7.50	6.00
\$425,001 - \$750,000	10	14.93%	24.00	0.00	24.00	6.00	0.00
\$750,001 and up	7	10.45%	28.00	0.00	36.00	48.00	0.00
Market Supply of Inventory (MSI)			6.76	4.80	6.86	7.64	15.00
Total Active Inventory by Units		100%	67	12	36	14	5

December 2024



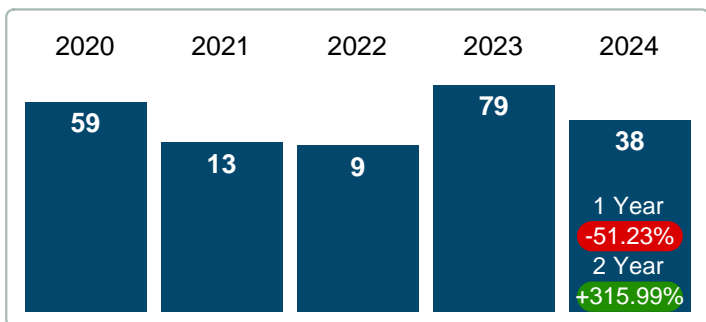
Area Delimited by County Of Sequoyah - Residential Property Type



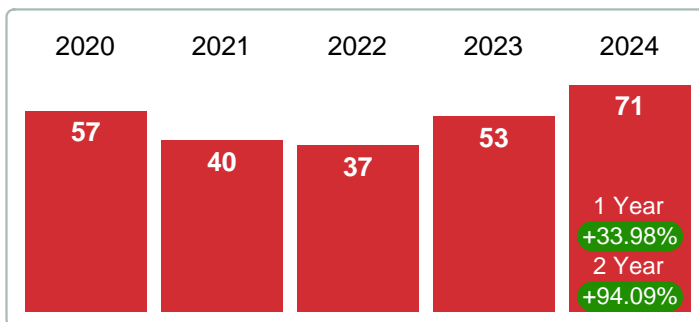
AVERAGE DAYS ON MARKET TO SALE

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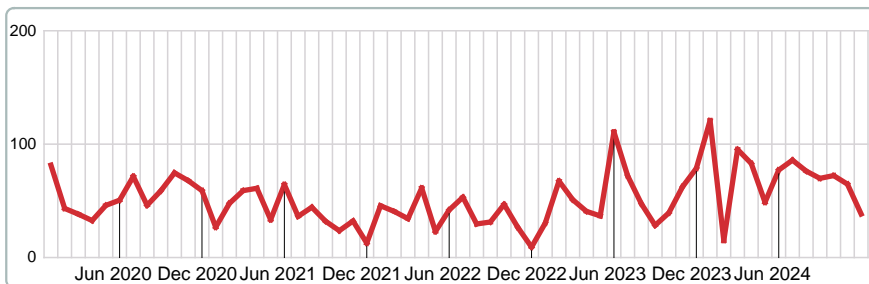
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

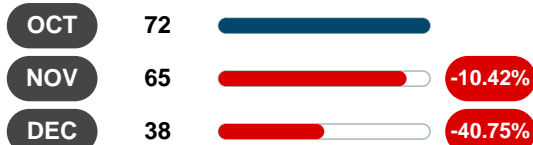


3 MONTHS

5 year DEC AVG = 40

High Jan 2024 121 Low Dec 2022 9

Average Days on Market to Sale this month at 38 below the 5 yr DEC average of 40



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%	55	0	55	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$175,000	27.27%	47	14	64	0	0
\$175,001 - \$175,000	0.00%	0	0	0	0	0
\$175,001 - \$225,000	45.45%	30	11	44	0	0
\$225,001 - \$225,000	0.00%	0	0	0	0	0
\$225,001 and up	18.18%	37	0	37	0	0
Average Closed DOM		38	12	48	0	0
Total Closed Units	100%	38	3	8		
Total Closed Volume		2,123,000	553.00K	1.57M	0.00B	0.00B

December 2024



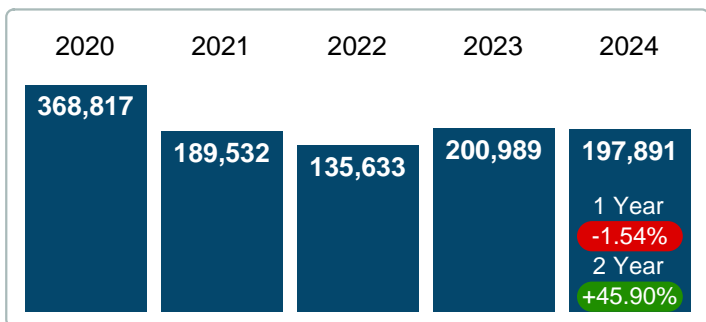
Area Delimited by County Of Sequoyah - Residential Property Type



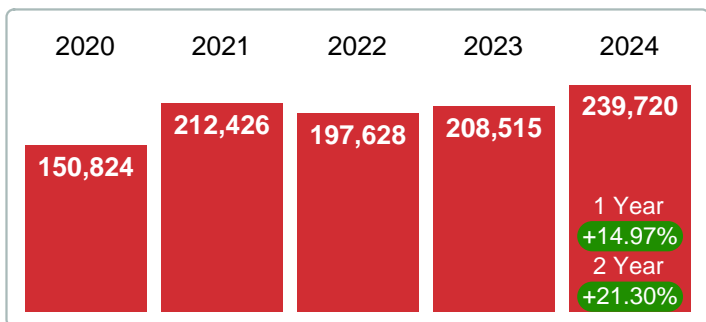
AVERAGE LIST PRICE AT CLOSING

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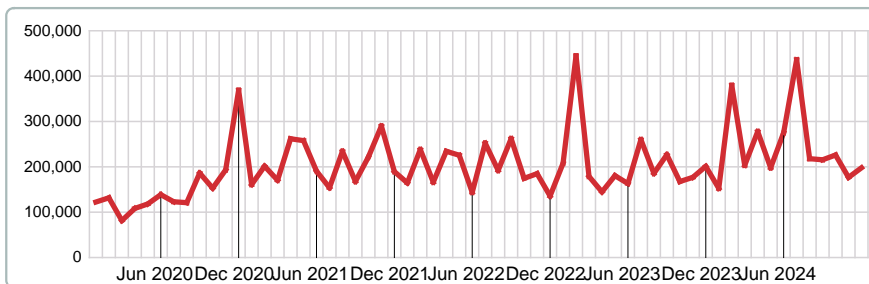
DECEMBER



YEAR TO DATE (YTD)

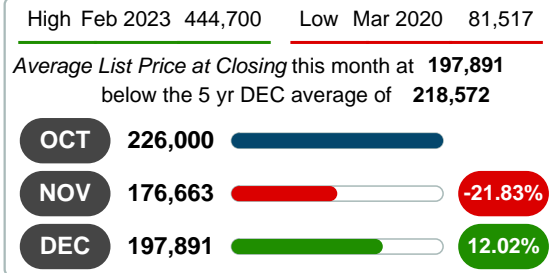


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 218,572



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	18.18%	114,450	0	109,900	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$175,000	18.18%	141,950	119,000	141,950	0	0
\$175,001 - \$175,000	0.00%	0	0	0	0	0
\$175,001 - \$225,000	45.45%	205,800	225,000	193,000	0	0
\$225,001 - \$225,000	0.00%	0	0	0	0	0
\$225,001 and up	18.18%	317,500	0	317,500	0	0
Average List Price		197,891	189,667	200,975	0	0
Total Closed Units	100%	197,891	3	8		
Total Closed Volume		2,176,800	569.00K	1.61M	0.00B	0.00B

December 2024



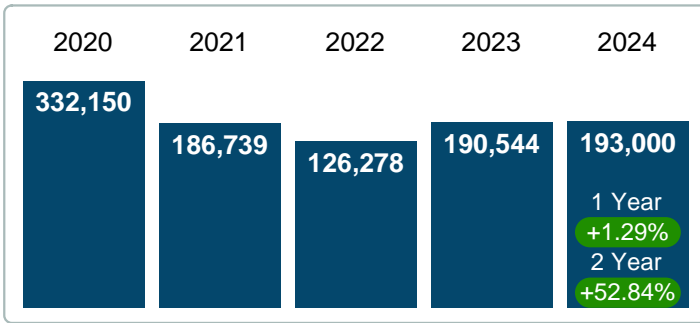
Area Delimited by County Of Sequoyah - Residential Property Type



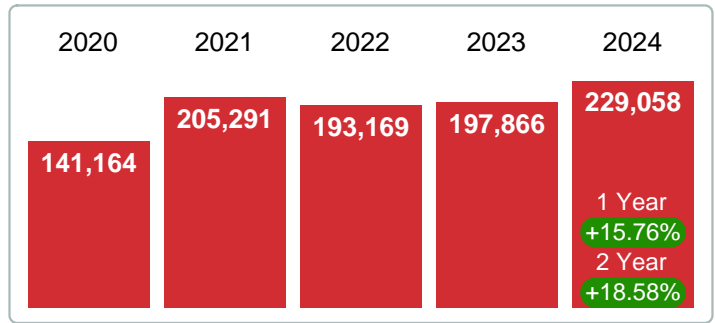
AVERAGE SOLD PRICE AT CLOSING

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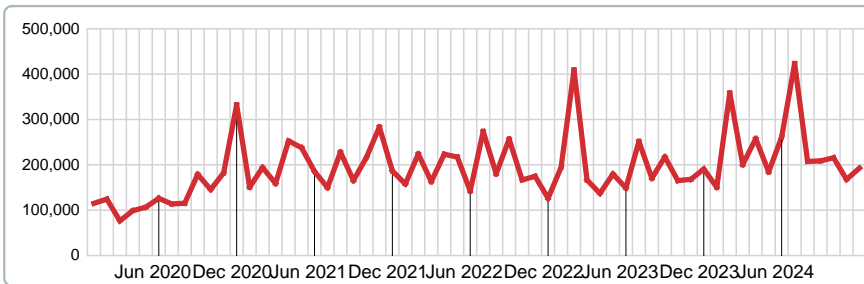
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

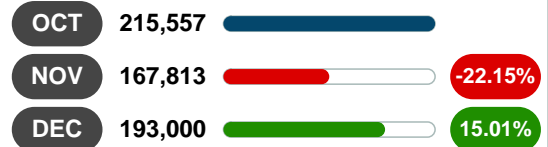


3 MONTHS

5 year DEC AVG = 205,742

High Jul 2024 423,164 Low Mar 2020 76,577

Average Sold Price at Closing this month at 193,000 below the 5 yr DEC average of 205,742



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%	120,000	0	120,000	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$175,000	27.27%	137,667	128,000	142,500	0	0
\$175,001 - \$175,000	0.00%	0	0	0	0	0
\$175,001 - \$225,000	45.45%	194,000	212,500	181,667	0	0
\$225,001 - \$225,000	0.00%	0	0	0	0	0
\$225,001 and up	18.18%	310,000	0	310,000	0	0
Average Sold Price		193,000	184,333	196,250	0	0
Total Closed Units	100%	11	3	8		
Total Closed Volume		2,123,000	553.00K	1.57M	0.00B	0.00B

December 2024



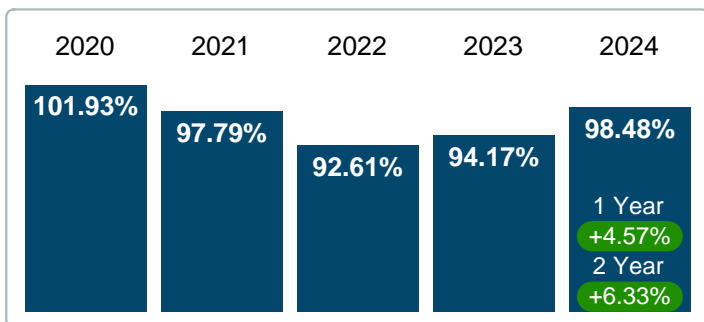
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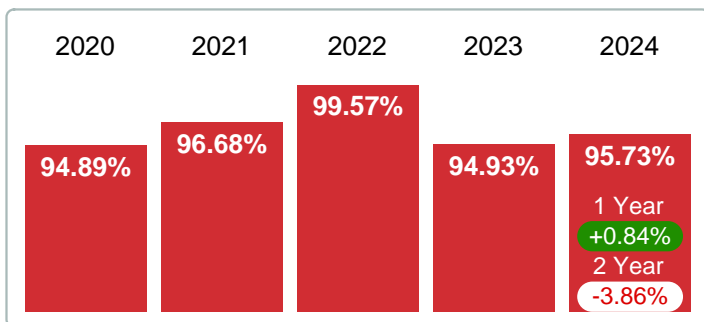
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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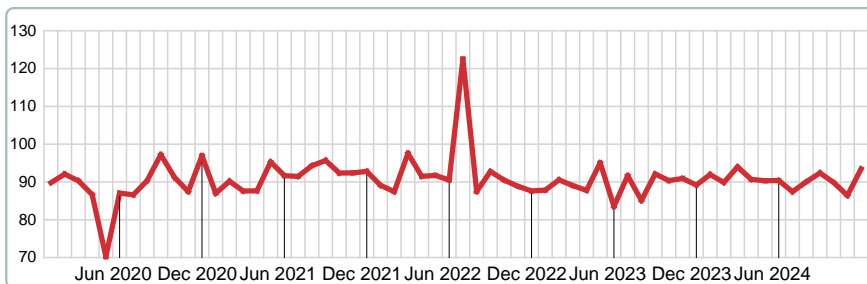
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

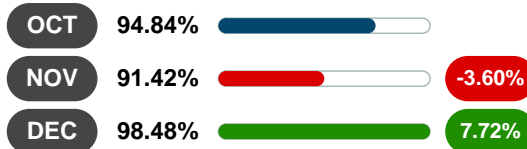


3 MONTHS

5 year DEC AVG = 97.00%

High Jul 2022 127.50% Low May 2020 75.25%

Average Sold/List Ratio this month at **98.48%** above the 5 yr DEC average of **97.00%**



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	1	9.09%	109.19%	0.00%	109.19%	0.00%	0.00%
\$125,001 - \$125,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$175,000	3	27.27%	102.73%	107.56%	100.32%	0.00%	0.00%
\$175,001 - \$175,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$175,001 - \$225,000	5	45.45%	94.37%	94.44%	94.32%	0.00%	0.00%
\$225,001 - \$225,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$225,001 and up	2	18.18%	97.00%	0.00%	97.00%	0.00%	0.00%
Average Sold/List Ratio		98.50%		98.82%	98.35%	0.00%	0.00%
Total Closed Units		11	100%	3	8		
Total Closed Volume		2,123,000		553.00K	1.57M	0.00B	0.00B

December 2024



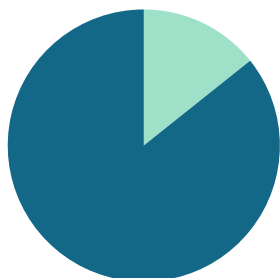
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

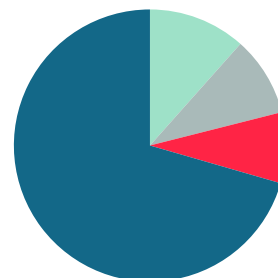


Inventory
 New Listings
 12 = 14.29%
 Start Inventory
 72
 Total Inventory Units
 84
 Volume
 \$26,042,098

Market Activity

Closed Sales
 11 = 11.58%
 Pending Sales
 9 = 9.47%
 Other Off Market
 8 = 8.42%
 Active Inventory
 67 = 70.53%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	9	11	22.22%	117	119	1.71%
Pending Sales	5	9	80.00%	121	123	1.65%
New Listings	10	12	20.00%	214	222	3.74%
Average List Price	200,989	197,891	-1.54%	208,515	239,720	14.97%
Average Sale Price	190,544	193,000	1.29%	197,866	229,058	15.76%
Average Percent of Selling Price to List Price	94.17%	98.48%	4.57%	94.93%	95.73%	0.84%
Average Days on Market to Sale	78.67	38.36	-51.23%	53.35	71.48	33.98%
Monthly Inventory	64	67	4.69%	64	67	4.69%
Months Supply of Inventory	6.56	6.76	2.93%	6.56	6.76	2.93%

Absorption: Last 12 months, an Average of 10 Sales/Month

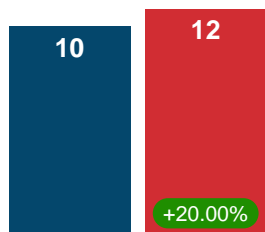
Inventory on December 31, 2024 = 67

2023 2024

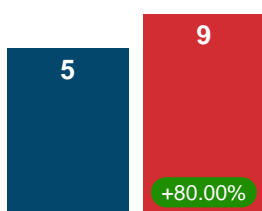
DECEMBER MARKET

AVERAGE PRICES

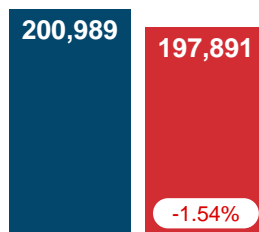
New Listings



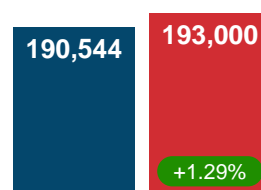
Pending Listings



List Price



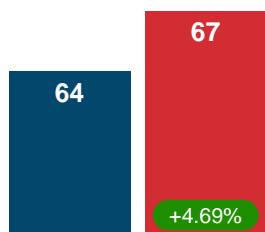
Sale Price



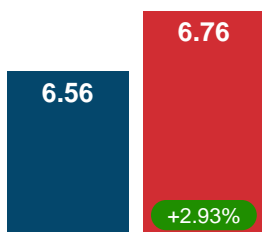
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

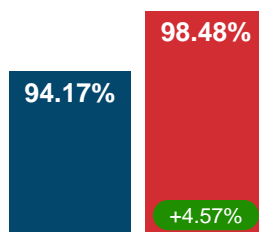
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

