

December 2024



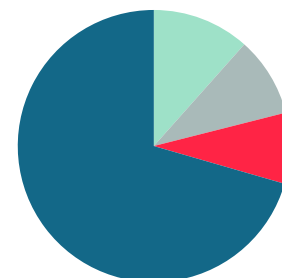
Area Delimited by County Of Sequoyah - Residential Property Type



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%
Median List Price	137,000	199,000	45.26%
Median Sale Price	137,000	180,000	31.39%
Median Percent of Selling Price to List Price	95.24%	100.00%	5.00%
Median Days on Market to Sale	57.00	49.00	-14.04%
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.

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 **31.39%** in December 2024 to \$180,000 versus the previous year at \$137,000.

Median Days on Market Shortens

The median number of **49.00** days that homes spent on the market before selling decreased by 8.00 days or **14.04%** in December 2024 compared to last year's same month at **57.00** DOM.

Sales Success for December 2024 is Positive

Overall, with Median 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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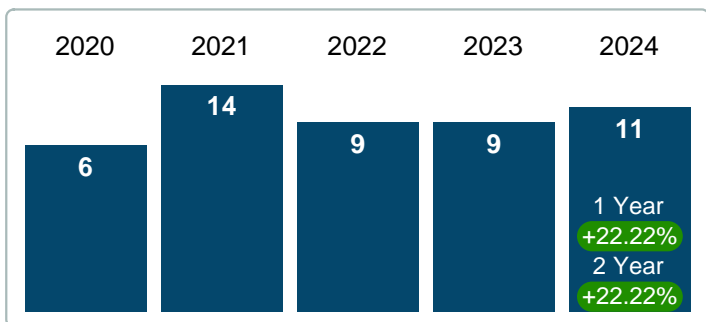
Area Delimited by County Of Sequoyah - Residential Property Type



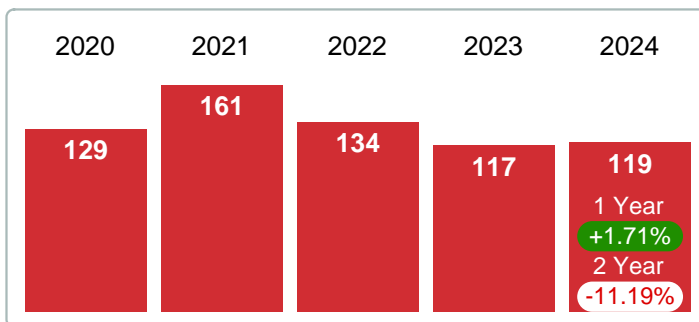
CLOSED LISTINGS

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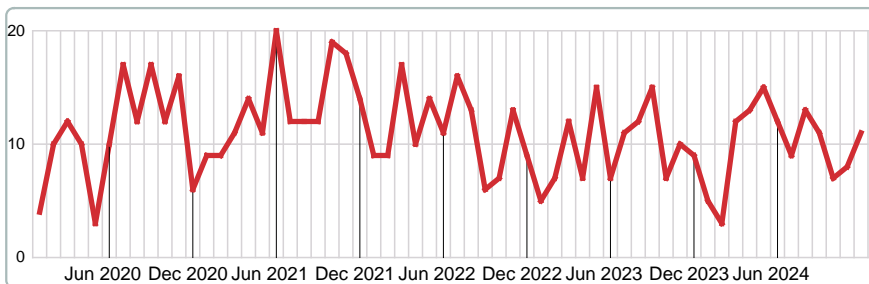
DECEMBER



YEAR TO DATE (YTD)

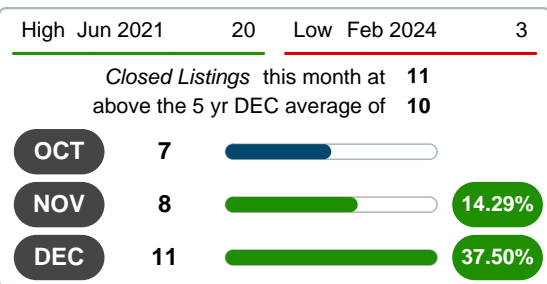


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 10



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	1	9.09%	55.0	0	1	0	0
\$125,001 - \$175,000	0	0.00%	55.0	0	0	0	0
\$175,001 - \$225,000	3	27.27%	55.0	1	2	0	0
\$225,001 - \$275,000	0	0.00%	55.0	0	0	0	0
\$275,001 - \$325,000	5	45.45%	27.0	2	3	0	0
\$325,001 - \$375,000	0	0.00%	27.0	0	0	0	0
\$375,001 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%	49.0	553.00K	1.57M	0.00B	0.00B
Median Closed Price	\$180,000			\$200,000	\$180,000	\$0	\$0

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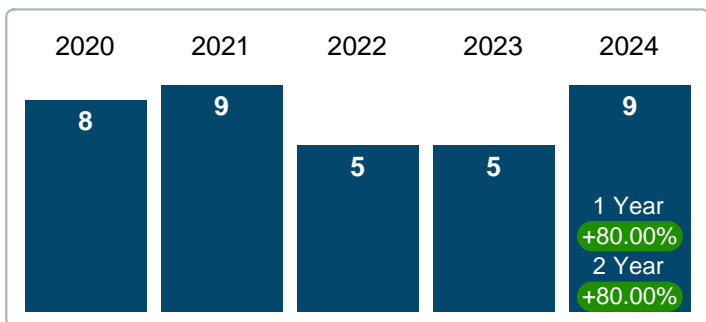
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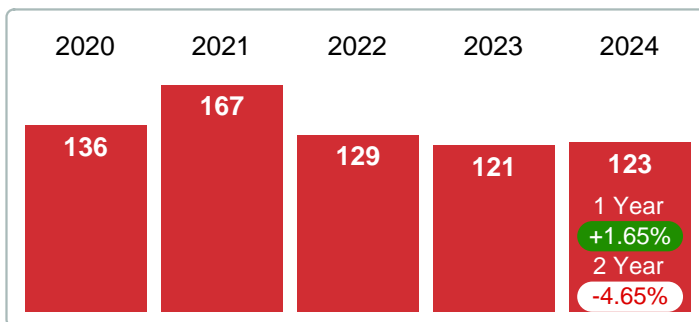
PENDING LISTINGS

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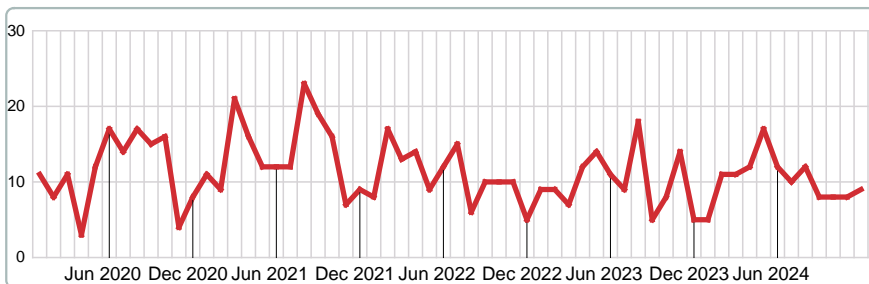
DECEMBER



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

- OCT 8 (0.00% change)
- NOV 8 (0.00% change)
- DEC 9 (12.50% change)

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	36.5	0	0	0	0
\$50,001 - \$125,000	1	11.11%	64.0	0	1	0	0
\$125,001 - \$175,000	3	33.33%	73.0	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%	84.5	0	0	0	0
Total Pending Units	9			1	7	1	0
Total Pending Volume	2,517,000	100%	64.0	225.00K	1.94M	350.00K	0.00B
Median Listing Price	\$225,000			\$225,000	\$175,000	\$350,000	\$0

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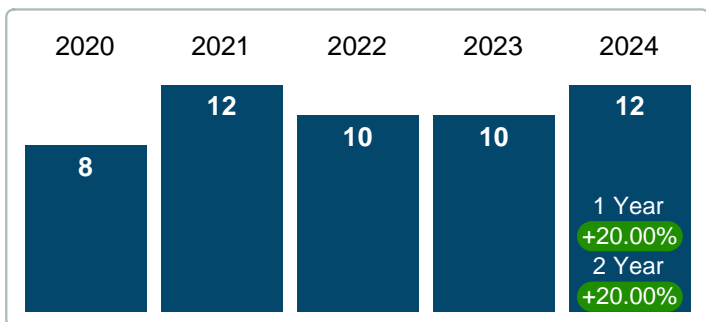
Area Delimited by County Of Sequoyah - Residential Property Type



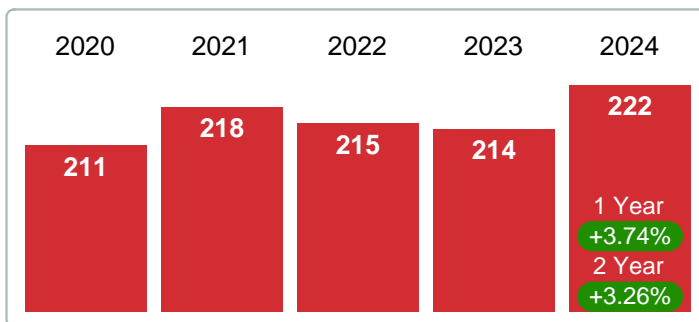
NEW LISTINGS

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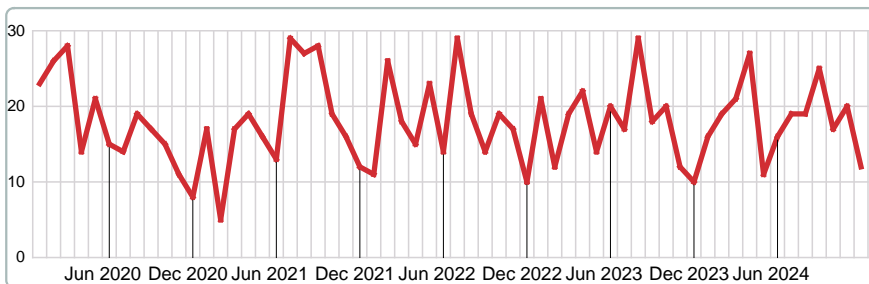
DECEMBER



YEAR TO DATE (YTD)

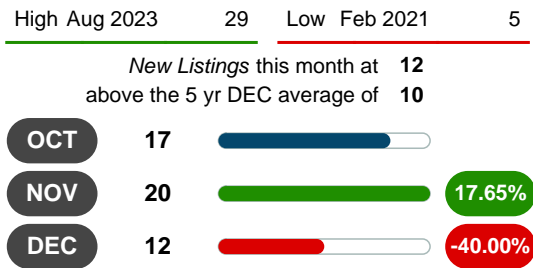


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$249,950		\$122,500	\$205,000	\$324,950	\$537,000

December 2024



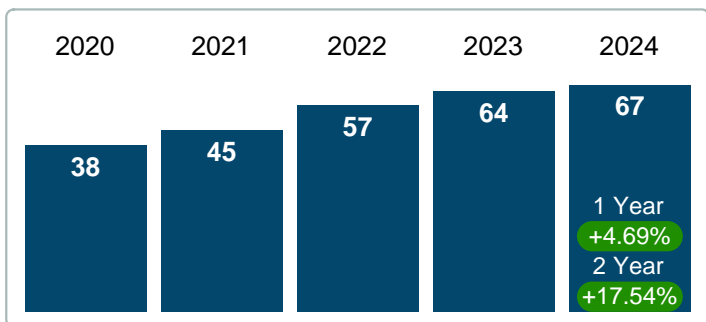
Area Delimited by County Of Sequoyah - Residential Property Type



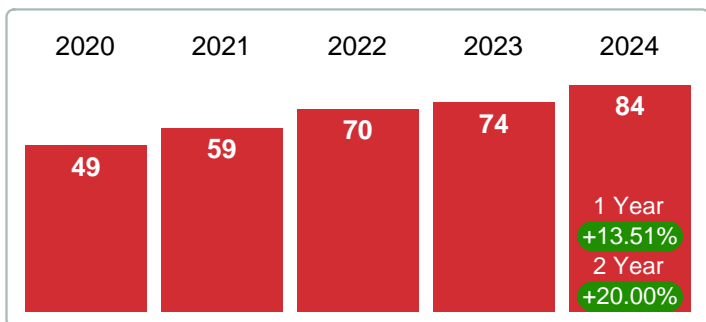
ACTIVE INVENTORY

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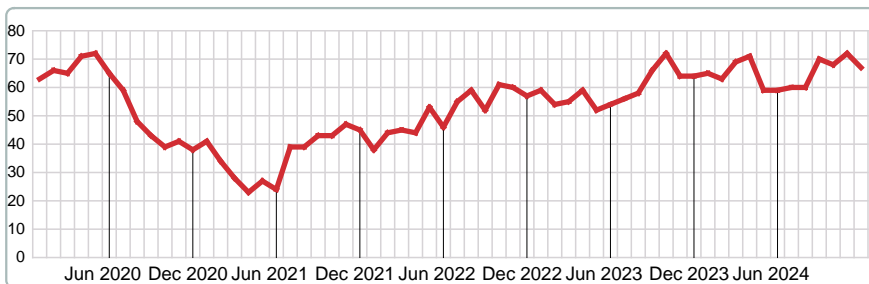
END OF DECEMBER



ACTIVE DURING DECEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 54

High Nov 2024 72 Low Apr 2021 23

Inventory this month at **67**
above the 5 yr DEC average of **54**

- OCT 68
- NOV 72 +5.88%
- DEC 67 -6.94%

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	4	5.97%	46.5	3	1	0	0
\$75,001 - \$125,000	8	11.94%	64.5	3	5	0	0
\$125,001 - \$150,000	6	8.96%	96.5	0	5	1	0
\$150,001 - \$250,000	21	31.34%	93.0	5	12	3	1
\$250,001 - \$425,000	11	16.42%	40.0	1	4	5	1
\$425,001 - \$750,000	10	14.93%	68.0	0	6	1	3
\$750,001 and up	7	10.45%	82.0	0	3	4	0
Total Active Inventory by Units	67			12	36	14	5
Total Active Inventory by Volume	21,308,498	100%	77.0	1.57M	10.08M	7.20M	2.46M
Median Active Inventory Listing Price	\$220,000			\$135,450	\$190,000	\$359,500	\$544,500

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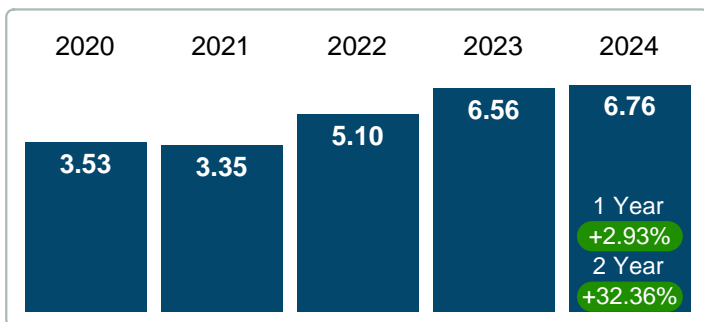
Area Delimited by County Of Sequoyah - Residential Property Type



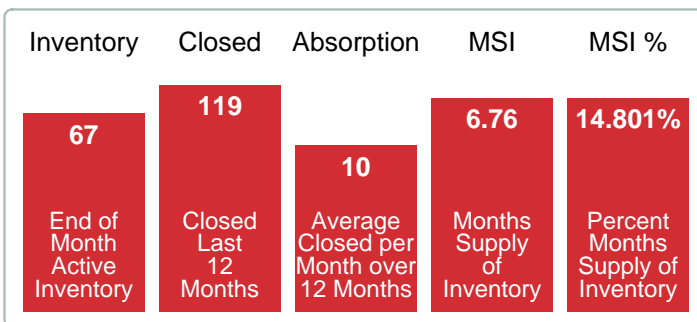
MONTHS SUPPLY of INVENTORY (MSI)

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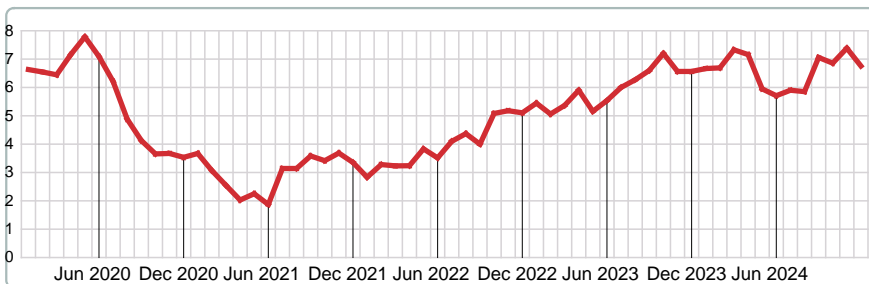
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2024

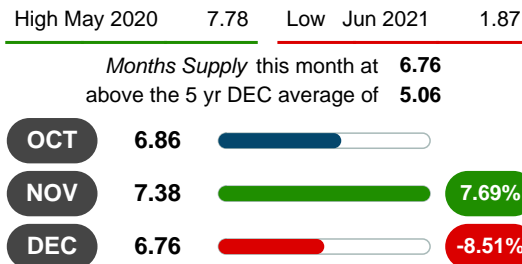


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 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

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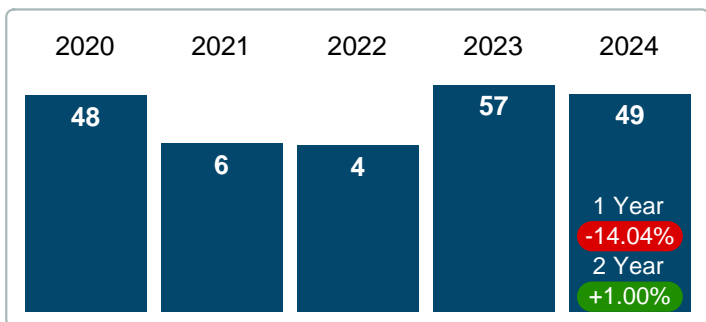
Area Delimited by County Of Sequoyah - Residential Property Type



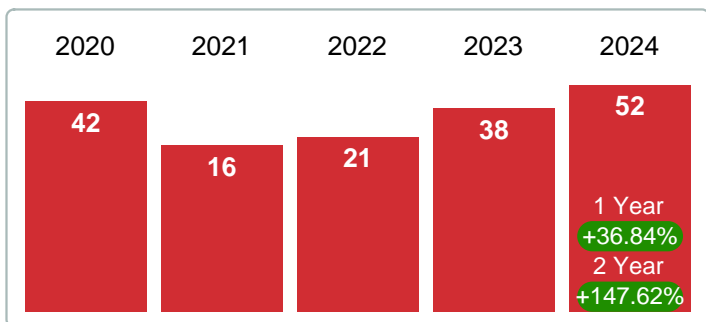
MEDIAN DAYS ON MARKET TO SALE

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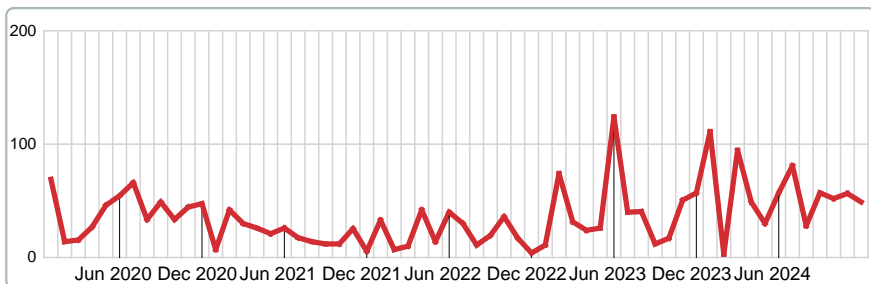
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 33

High Jun 2023 124 Low Feb 2024 3

Median Days on Market to Sale this month at 49 above the 5 yr DEC average of 33



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	1	9.09%	55	0	55	0	0
\$125,001 - \$125,000	0	0.00%	55	0	0	0	0
\$125,001 - \$175,000	3	27.27%	55	14	64	0	0
\$175,001 - \$175,000	0	0.00%	55	0	0	0	0
\$175,001 - \$225,000	5	45.45%	27	11	49	0	0
\$225,001 - \$225,000	0	0.00%	27	0	0	0	0
\$225,001 and up	2	18.18%	37	0	37	0	0
Median Closed DOM			49	14	55	0	0
Total Closed Units		100%	49.0	3	8		
Total Closed Volume				553.00K	1.57M	0.00B	0.00B

December 2024



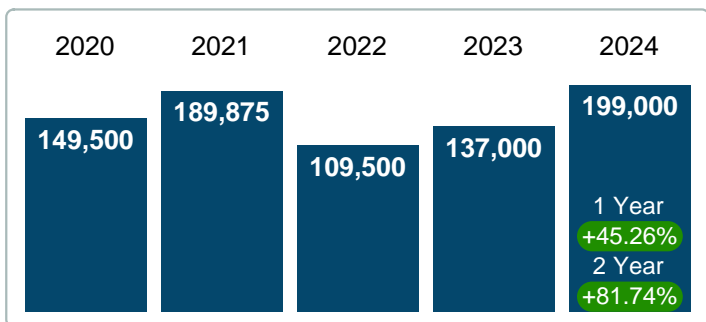
Area Delimited by County Of Sequoyah - Residential Property Type



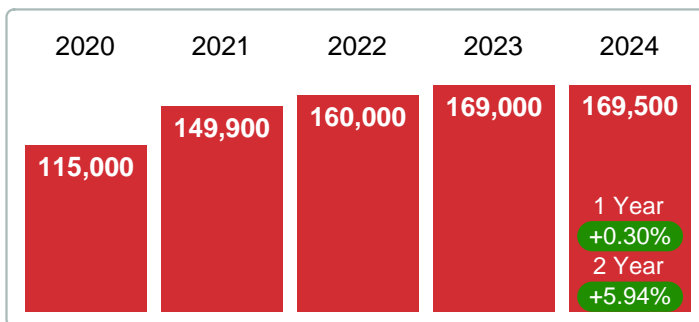
MEDIAN LIST PRICE AT CLOSING

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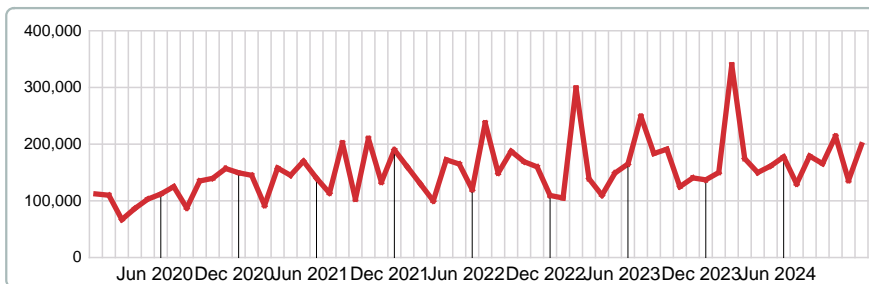
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

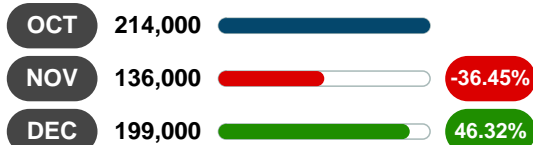


3 MONTHS

5 year DEC AVG = 156,975

High Feb 2024 339,900 Low Mar 2020 66,950

Median List Price at Closing this month at **199,000** above the 5 yr DEC average of **156,975**



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	18.18%	114,450	119,000	109,900	0	0
\$125,001 - \$125,000	0.00%	114,450	0	0	0	0
\$125,001 - \$175,000	18.18%	141,950	0	141,950	0	0
\$175,001 - \$175,000	0.00%	141,950	0	0	0	0
\$175,001 - \$225,000	45.45%	200,000	225,000	199,000	0	0
\$225,001 - \$225,000	0.00%	200,000	0	0	0	0
\$225,001 and up	18.18%	317,500	0	317,500	0	0
Median List Price		199,000	225,000	189,500	0	0
Total Closed Units	100%	199,000	3	8		
Total Closed Volume		2,176,800	569.00K	1.61M	0.00B	0.00B

December 2024



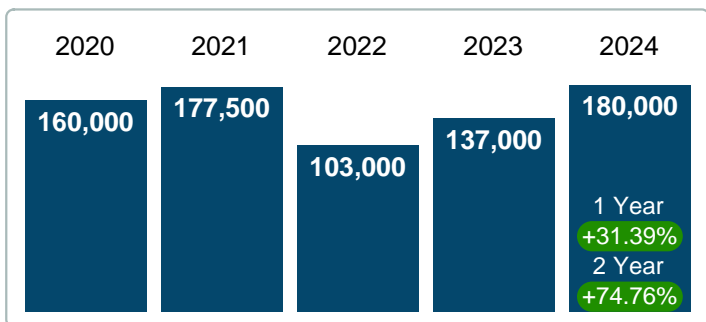
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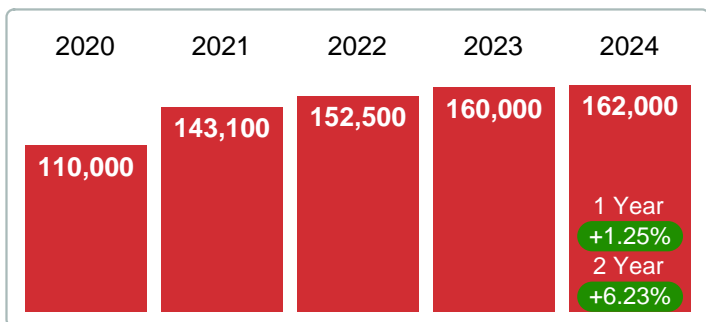
MEDIAN SOLD PRICE AT CLOSING

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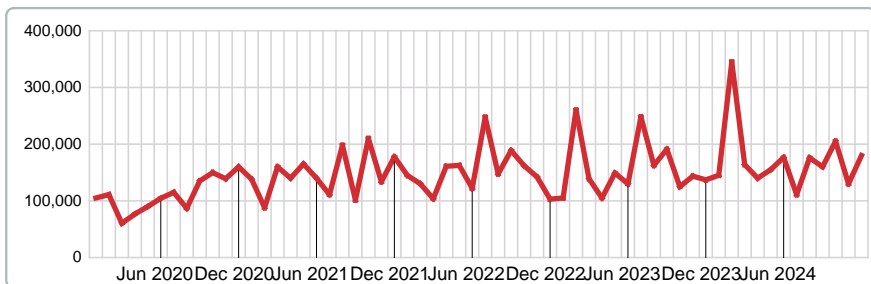
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

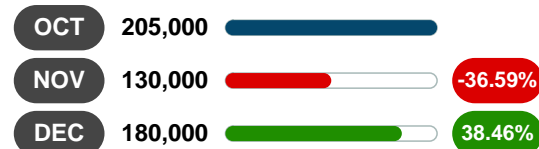


3 MONTHS

5 year DEC AVG = 151,500

High Feb 2024 344,900 Low Mar 2020 60,388

Median Sold Price at Closing this month at **180,000** above the 5 yr DEC average of **151,500**



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	1	9.09%	120,000	0	120,000	0	0
\$125,001 - \$125,000	0	0.00%	120,000	0	0	0	0
\$125,001 - \$175,000	3	27.27%	135,000	128,000	142,500	0	0
\$175,001 - \$175,000	0	0.00%	135,000	0	0	0	0
\$175,001 - \$225,000	5	45.45%	185,000	212,500	180,000	0	0
\$225,001 - \$225,000	0	0.00%	185,000	0	0	0	0
\$225,001 and up	2	18.18%	310,000	0	310,000	0	0
Median Sold Price			180,000	200,000	180,000	0	0
Total Closed Units		100%	180,000	3	8		
Total Closed Volume			2,123,000	553.00K	1.57M	0.00B	0.00B

December 2024



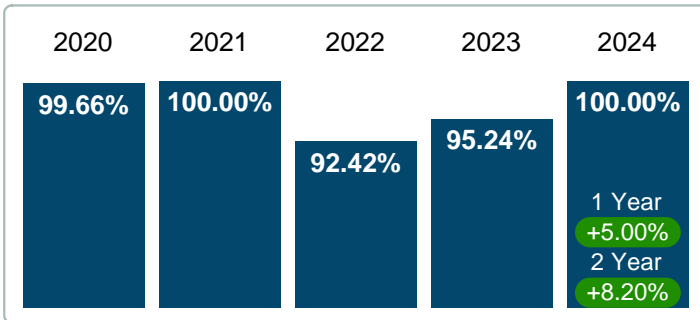
Area Delimited by County Of Sequoyah - Residential Property Type



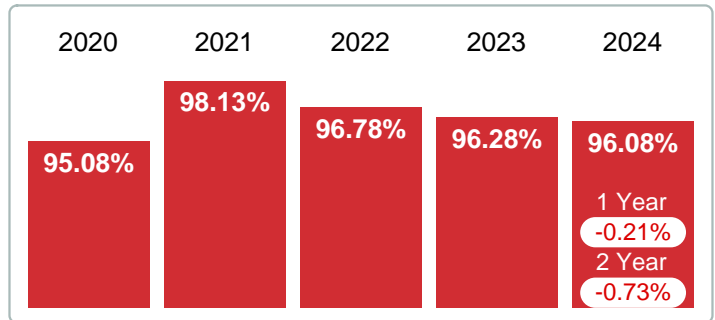
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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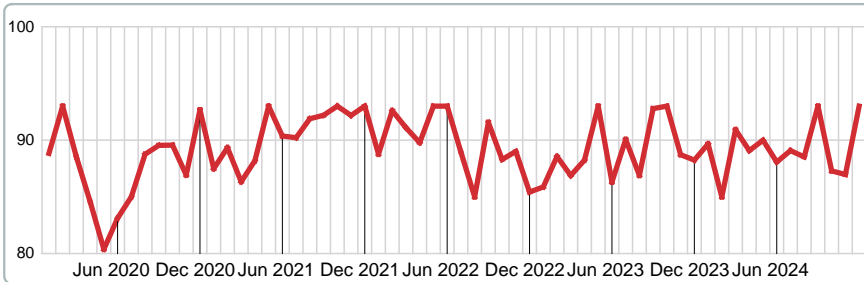
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

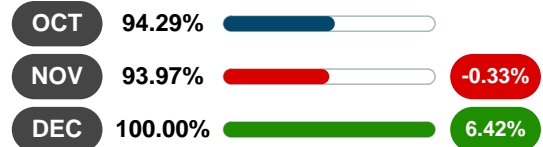


3 MONTHS

5 year DEC AVG = 97.47%

High Dec 2024 100.00% Low May 2020 87.38%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr DEC average of **97.47%**



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	1	9.09%	109.19%	0.00%	109.19%	0.00%	0.00%
\$125,001 - \$125,000	0	0.00%	109.19%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$175,000	3	27.27%	103.52%	107.56%	100.32%	0.00%	0.00%
\$175,001 - \$175,000	0	0.00%	103.52%	0.00%	0.00%	0.00%	0.00%
\$175,001 - \$225,000	5	45.45%	92.96%	94.44%	92.96%	0.00%	0.00%
\$225,001 - \$225,000	0	0.00%	92.96%	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%
Median Sold/List Ratio		100.00%		100.00%	98.56%	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



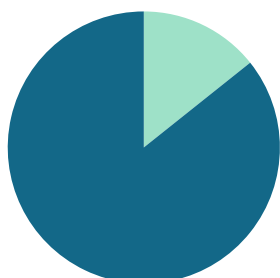
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

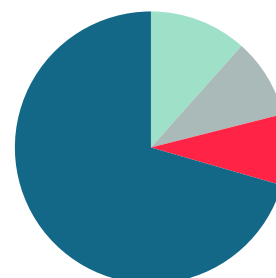


Inventory
 New Listings
 12 = 14.29%
 Start Inventory
 72
 Total Inventory Units
 84
 Volume
 \$26,042,098

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%
Median List Price	137,000	199,000	45.26%	169,000	169,500	0.30%
Median Sale Price	137,000	180,000	31.39%	160,000	162,000	1.25%
Median Percent of Selling Price to List Price	95.24%	100.00%	5.00%	96.28%	96.08%	-0.21%
Median Days on Market to Sale	57.00	49.00	-14.04%	38.00	52.00	36.84%
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

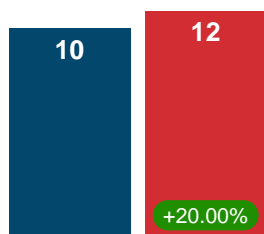
Inventory on December 31, 2024 = 67

2023 2024

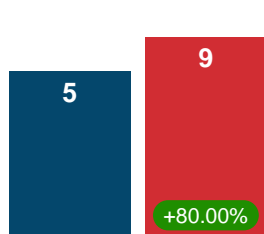
DECEMBER MARKET

MEDIAN PRICES

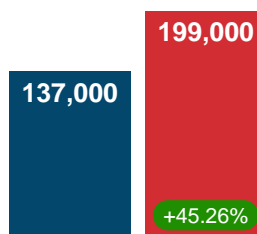
New Listings



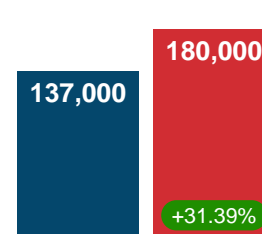
Pending Listings



List Price



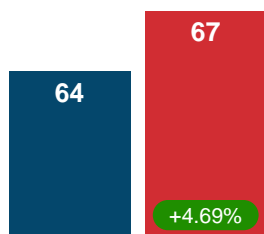
Sale Price



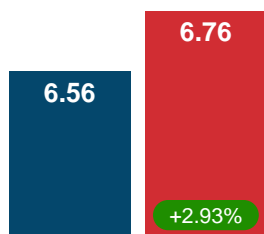
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

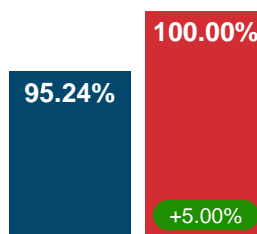
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

