

# December 2024



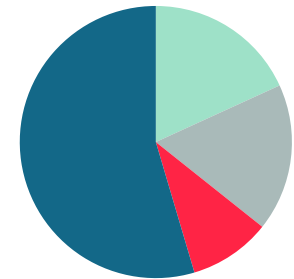
Area Delimited by County Of Tulsa - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2023	2024	+/-%
Closed Listings	581	645	11.02%
Pending Listings	545	622	14.13%
New Listings	643	660	2.64%
Median List Price	250,000	265,000	6.00%
Median Sale Price	250,000	260,000	4.00%
Median Percent of Selling Price to List Price	99.20%	98.95%	-0.25%
Median Days on Market to Sale	19.00	23.00	21.05%
End of Month Inventory	1,614	1,937	20.01%
Months Supply of Inventory	2.36	2.79	17.93%



**Absorption:** Last 12 months, an Average of **695** Sales/Month  
**Active Inventory** as of December 31, 2024 = **1,937**

### Analysis Wrap-Up

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

The total housing inventory at the end of December 2024 rose **20.01%** to 1,937 existing homes available for sale. Over the last 12 months this area has had an average of 695 closed sales per month. This represents an unsold inventory index of **2.79** 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 **4.00%** in December 2024 to \$260,000 versus the previous year at \$250,000.

#### Median Days on Market Lengthens

The median number of **23.00** days that homes spent on the market before selling increased by 4.00 days or **21.05%** in December 2024 compared to last year's same month at **19.00** 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 660 New Listings in December 2024, up **2.64%** from last year at 643. Furthermore, there were 645 Closed Listings this month versus last year at 581, a **11.02%** increase.

Closed versus Listed trends yielded a **97.7%** ratio, up from previous year's, December 2023, at **90.4%**, a **8.16%** 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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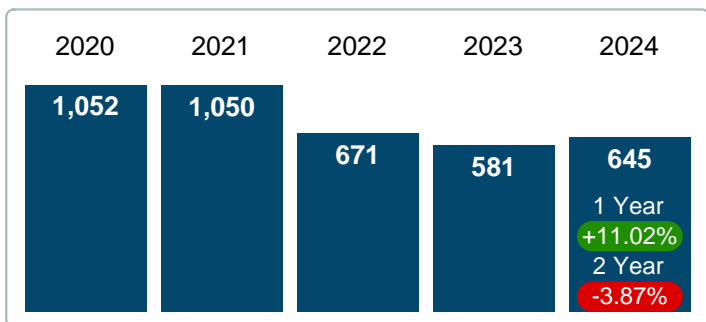
Area Delimited by County Of Tulsa - Residential Property Type



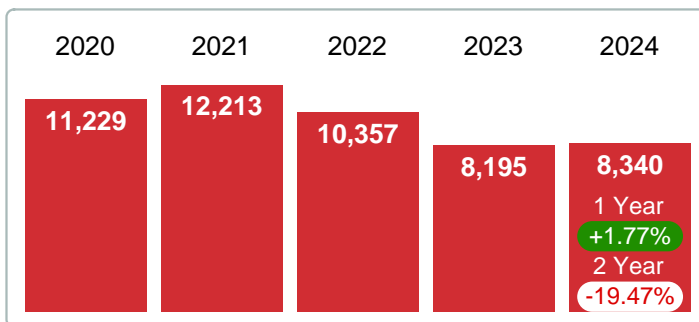
## CLOSED LISTINGS

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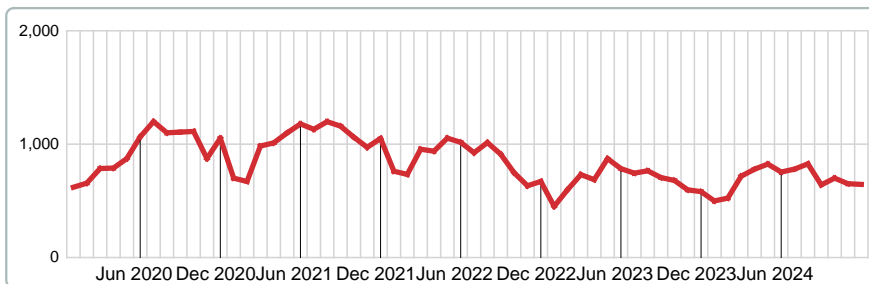
### DECEMBER



### YEAR TO DATE (YTD)

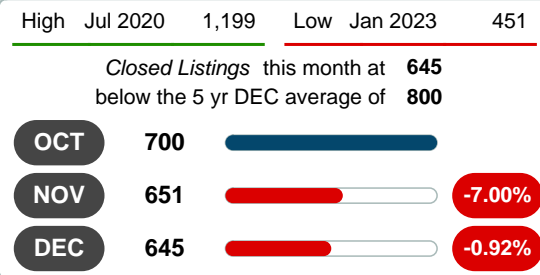


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 800



### 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	67	10.39%	12.0	33	31	3	0
\$125,001 - \$175,000	71	11.01%	13.0	25	41	5	0
\$175,001 - \$200,000	55	8.53%	16.0	5	46	4	0
\$200,001 - \$300,000	213	33.02%	21.0	10	149	44	10
\$300,001 - \$375,000	88	13.64%	34.5	5	37	45	1
\$375,001 - \$500,000	82	12.71%	36.5	5	26	44	7
\$500,001 and up	69	10.70%	34.0	1	12	43	13
<b>Total Closed Units</b>	<b>645</b>			<b>84</b>	<b>342</b>	<b>188</b>	<b>31</b>
<b>Total Closed Volume</b>	<b>200,657,247</b>	<b>100%</b>	<b>23.0</b>	<b>14.68M</b>	<b>86.83M</b>	<b>81.53M</b>	<b>17.62M</b>
<b>Median Closed Price</b>	<b>\$260,000</b>			<b>\$143,600</b>	<b>\$227,750</b>	<b>\$365,500</b>	<b>\$462,500</b>

# December 2024



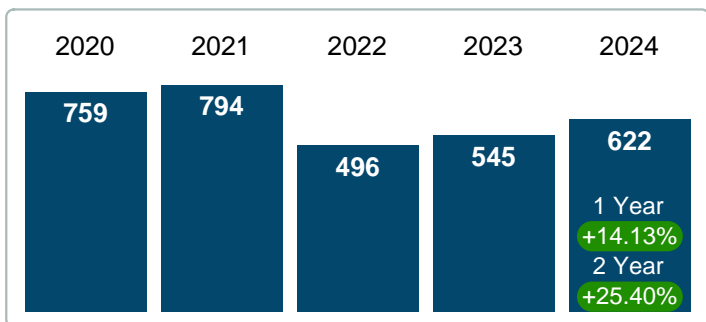
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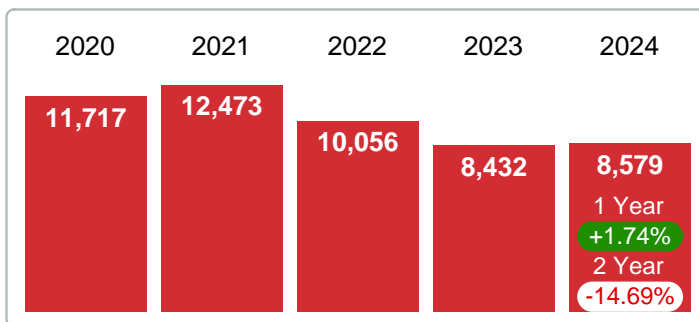
## PENDING LISTINGS

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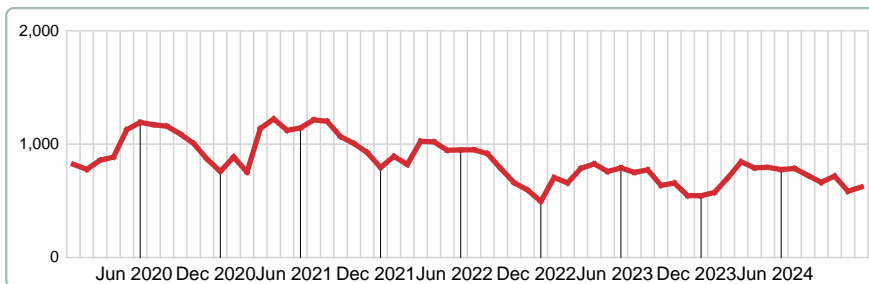
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

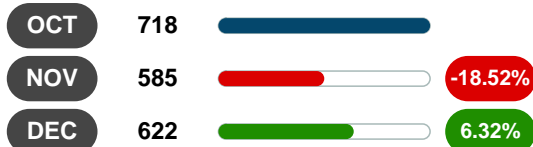


### 3 MONTHS

5 year DEC AVG = 643

High Apr 2021 1,222 Low Dec 2022 496

Pending Listings this month at **622**  
below the 5 yr DEC average of **643**



### 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	46	7.40%	48.5	18	26	2	0
\$100,001 - \$175,000	91	14.63%	25.0	26	61	3	1
\$175,001 - \$225,000	99	15.92%	26.0	8	77	14	0
\$225,001 - \$275,000	106	17.04%	41.5	9	67	27	3
\$275,001 - \$375,000	142	22.83%	39.5	11	64	63	4
\$375,001 - \$475,000	62	9.97%	59.0	1	21	31	9
\$475,001 and up	76	12.22%	54.0	2	10	48	16
<b>Total Pending Units</b>	<b>622</b>			<b>75</b>	<b>326</b>	<b>188</b>	<b>33</b>
<b>Total Pending Volume</b>	<b>191,525,192</b>	<b>100%</b>	<b>37.5</b>	<b>14.69M</b>	<b>81.65M</b>	<b>73.94M</b>	<b>21.24M</b>
<b>Median Listing Price</b>	<b>\$259,950</b>			<b>\$169,500</b>	<b>\$225,000</b>	<b>\$341,245</b>	<b>\$465,000</b>

# December 2024



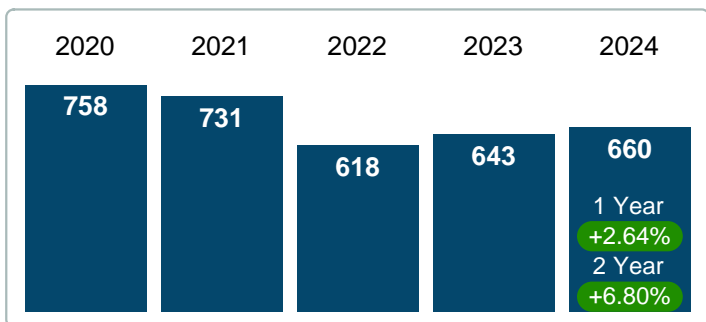
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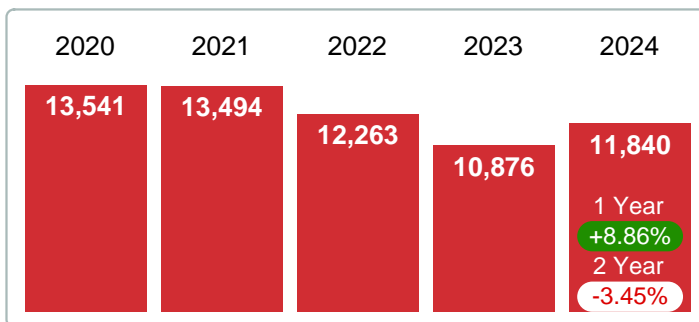
## NEW LISTINGS

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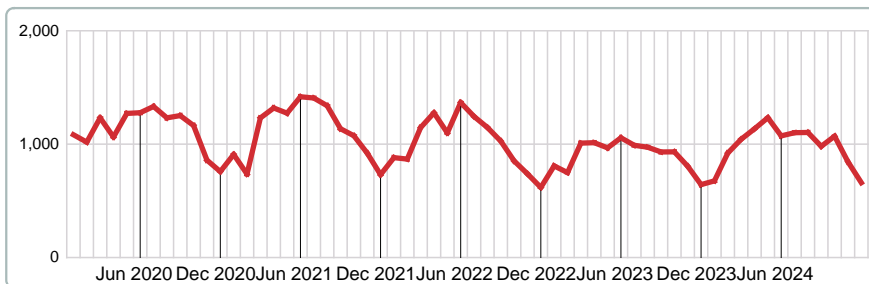
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 682

High Jun 2021 1,418 Low Dec 2022 618

New Listings this month at **660**  
below the 5 yr DEC average of **682**



### 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	59	8.94%	28	29	2	0
\$125,001 - \$175,000	82	12.42%	22	58	2	0
\$175,001 - \$225,000	98	14.85%	11	76	10	1
\$225,001 - \$300,000	154	23.33%	20	104	28	2
\$300,001 - \$400,000	114	17.27%	4	48	57	5
\$400,001 - \$525,000	72	10.91%	5	24	31	12
\$525,001 and up	81	12.27%	4	18	38	21
<b>Total New Listed Units</b>	<b>660</b>		<b>94</b>	<b>357</b>	<b>168</b>	<b>41</b>
<b>Total New Listed Volume</b>	<b>221,595,303</b>	<b>100%</b>	<b>20.47M</b>	<b>94.74M</b>	<b>74.21M</b>	<b>32.18M</b>
<b>Median New Listed Listing Price</b>	<b>\$268,500</b>		<b>\$169,950</b>	<b>\$235,000</b>	<b>\$365,000</b>	<b>\$535,000</b>

# December 2024



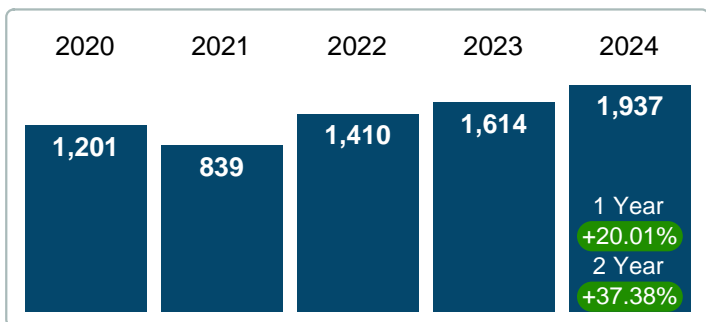
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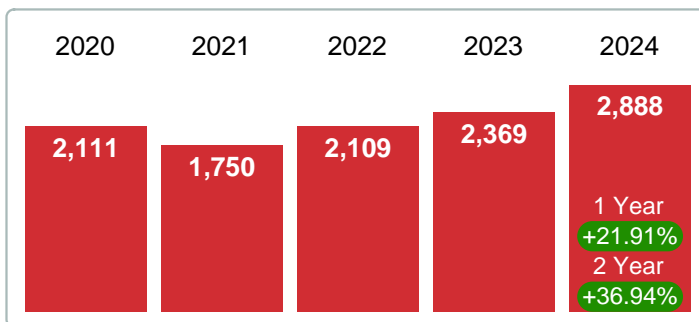
## ACTIVE INVENTORY

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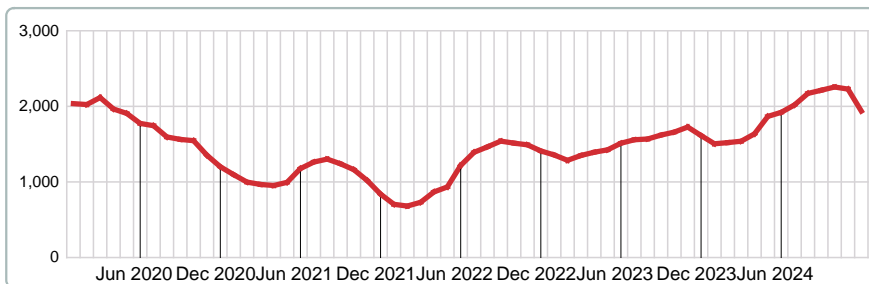
### END OF DECEMBER



### ACTIVE DURING DECEMBER



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 1,400

High Oct 2024 2,256 Low Feb 2022 681

Inventory this month at 1,937 above the 5 yr DEC average of 1,400



### 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	169	8.72%	76.0	81	77	11	0
\$125,001 - \$200,000	235	12.13%	60.0	62	150	22	1
\$200,001 - \$250,000	259	13.37%	55.0	33	195	27	4
\$250,001 - \$375,000	498	25.71%	60.0	23	263	194	18
\$375,001 - \$500,000	339	17.50%	82.0	21	132	149	37
\$500,001 - \$700,000	242	12.49%	88.0	8	66	139	29
\$700,001 and up	195	10.07%	76.0	10	33	99	53
Total Active Inventory by Units			1,937	238	916	641	142
Total Active Inventory by Volume			784,562,141	63.87M	284.87M	318.40M	117.42M
Median Active Inventory Listing Price			\$325,000	\$162,250	\$265,000	\$425,000	\$587,500

# December 2024



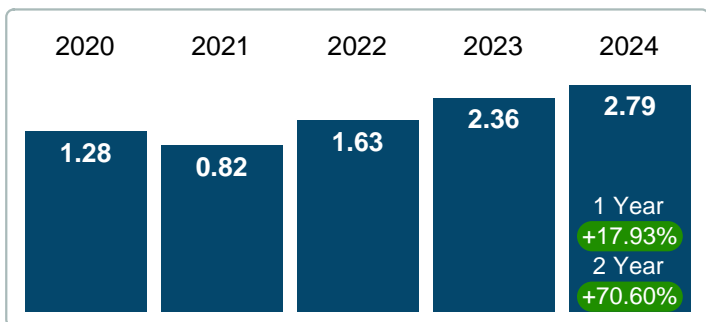
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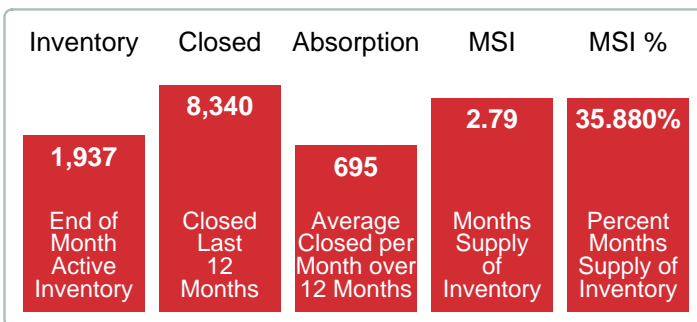
## MONTHS SUPPLY of INVENTORY (MSI)

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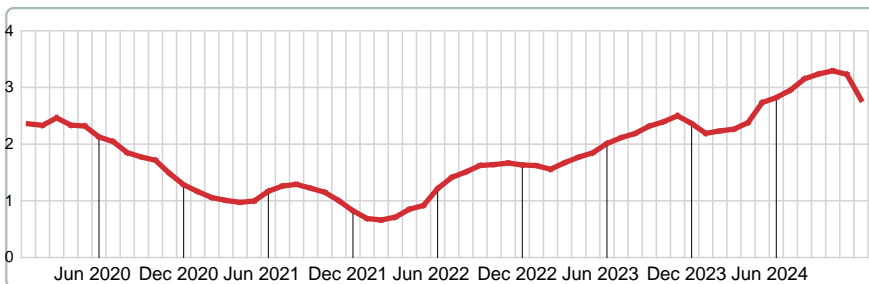
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2024



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 1.78

High Oct 2024 3.29 Low Feb 2022 0.66

Months Supply this month at 2.79 above the 5 yr DEC average of 1.78



### 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	169	8.72%	2.60	2.24	2.93	4.71	0.00
\$125,001 - \$200,000	235	12.13%	1.85	2.21	1.70	2.26	1.09
\$200,001 - \$250,000	259	13.37%	2.23	2.98	2.22	1.71	2.53
\$250,001 - \$375,000	498	25.71%	2.41	2.28	2.38	2.46	2.60
\$375,001 - \$500,000	339	17.50%	3.84	5.86	4.59	3.16	4.23
\$500,001 - \$700,000	242	12.49%	4.20	6.40	4.69	4.08	3.52
\$700,001 and up	195	10.07%	5.61	24.00	7.47	5.06	5.13
Market Supply of Inventory (MSI)			2.79	2.63	2.55	3.09	3.84
Total Active Inventory by Units		100%	2.79	238	916	641	142

# December 2024



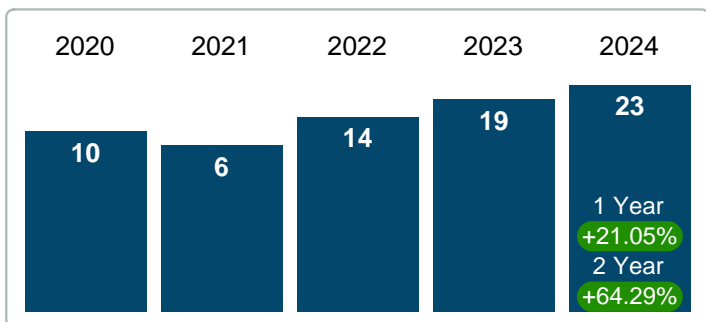
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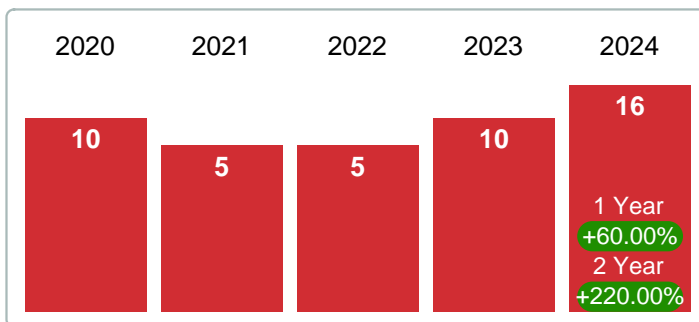
## MEDIAN DAYS ON MARKET TO SALE

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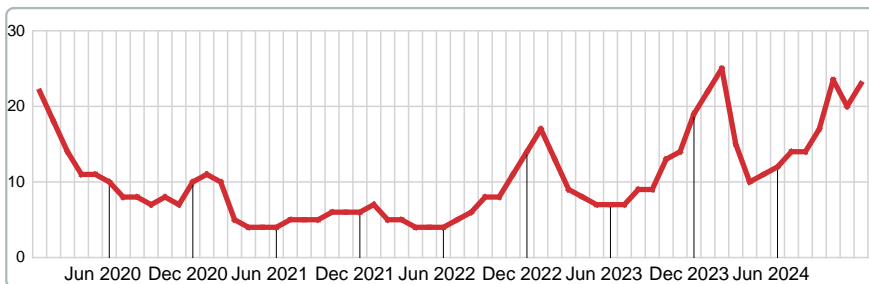
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 14

High Feb 2024 25 Low Jun 2022 4

Median Days on Market to Sale this month at 23 above the 5 yr DEC average of 14



### 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	10.39%	12	15	8	18	0	
\$125,001 - \$175,000	11.01%	13	18	13	11	0	
\$175,001 - \$200,000	8.53%	16	26	15	16	0	
\$200,001 - \$300,000	33.02%	21	8	19	43	29	
\$300,001 - \$375,000	13.64%	35	64	48	32	12	
\$375,001 - \$500,000	12.71%	37	9	29	56	3	
\$500,001 and up	10.70%	34	4	50	27	34	
Median Closed DOM		23	17	20	36	27	
Total Closed Units	100%	645	23.0	84	342	188	31
Total Closed Volume		200,657,247		14.68M	86.83M	81.53M	17.62M



# December 2024



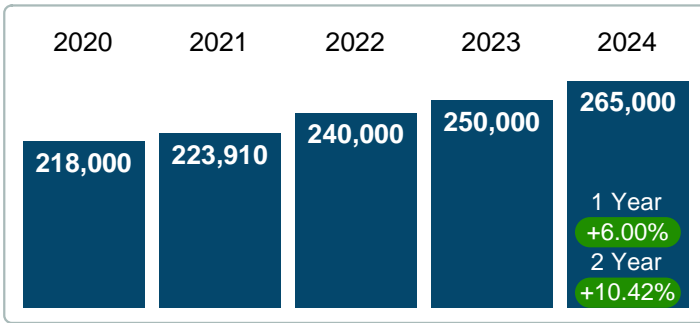
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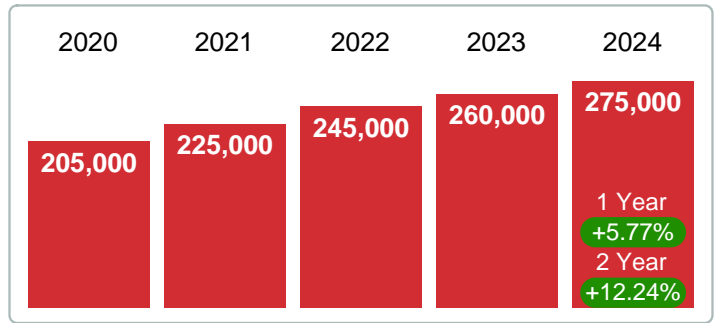
## MEDIAN LIST PRICE AT CLOSING

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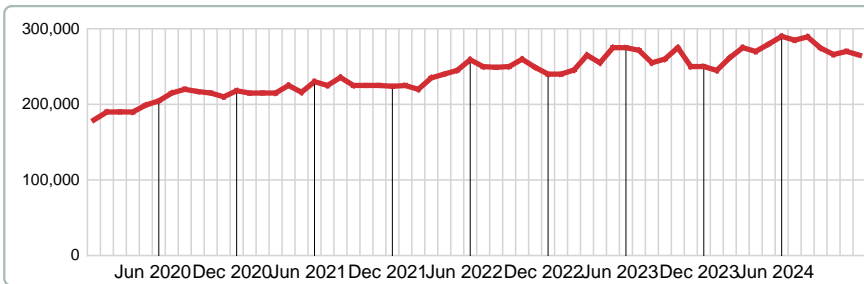
### DECEMBER



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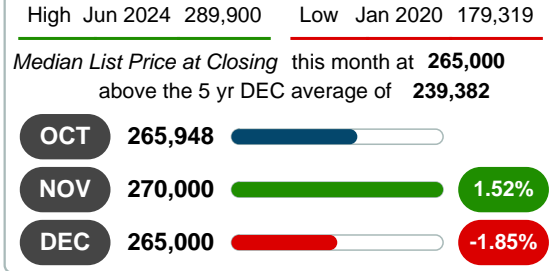


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 239,382



### 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	60	9.30%	99,913	98,499	102,500	118,000	0
\$125,001 - \$175,000	66	10.23%	151,750	148,500	157,500	147,448	0
\$175,001 - \$200,000	66	10.23%	187,000	185,000	188,500	193,000	0
\$200,001 - \$300,000	201	31.16%	250,000	259,500	248,000	259,900	259,500
\$300,001 - \$375,000	95	14.73%	332,490	341,950	335,000	330,000	365,000
\$375,001 - \$500,000	83	12.87%	435,000	464,500	420,000	430,000	455,000
\$500,001 and up	74	11.47%	617,000	547,000	584,525	612,500	729,900
Median List Price			265,000	146,750	235,000	369,950	465,000
Total Closed Units		100%	265,000	84	342	188	31
Total Closed Volume			205,580,962	15.03M	88.89M	83.78M	17.88M



# December 2024



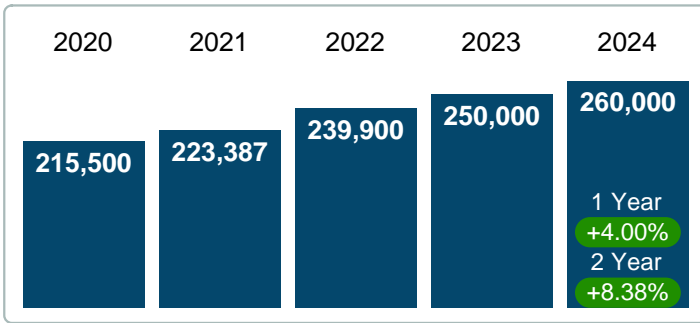
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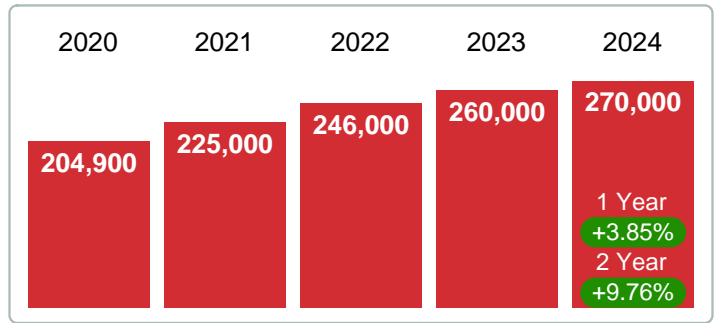
## MEDIAN SOLD PRICE AT CLOSING

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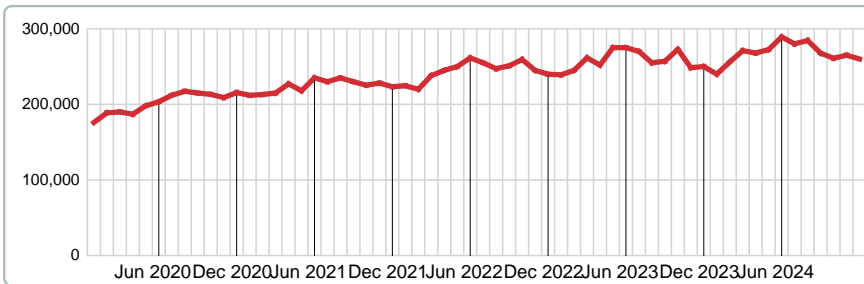
### DECEMBER



### YEAR TO DATE (YTD)

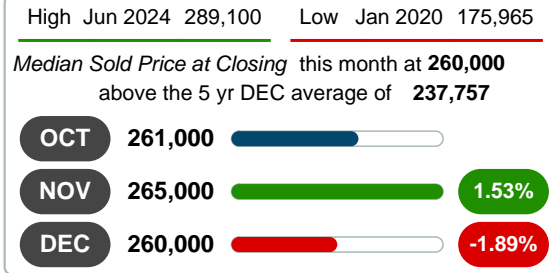


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 237,757



### 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	10.39%	99,900	97,000	105,000	100,000	0
\$125,001 - \$175,000	11.01%	159,000	154,000	160,000	157,450	0
\$175,001 - \$200,000	8.53%	187,000	180,000	187,500	192,500	0
\$200,001 - \$300,000	33.02%	250,000	262,500	243,000	266,335	261,000
\$300,001 - \$375,000	13.64%	336,000	340,000	345,000	330,000	369,000
\$375,001 - \$500,000	12.71%	442,750	455,000	442,500	434,950	455,000
\$500,001 and up	10.70%	620,000	555,000	590,000	620,000	705,000
Median Sold Price		260,000	143,600	227,750	365,500	462,500
Total Closed Units	100%	645	84	342	188	31
Total Closed Volume		200,657,247	14.68M	86.83M	81.53M	17.62M

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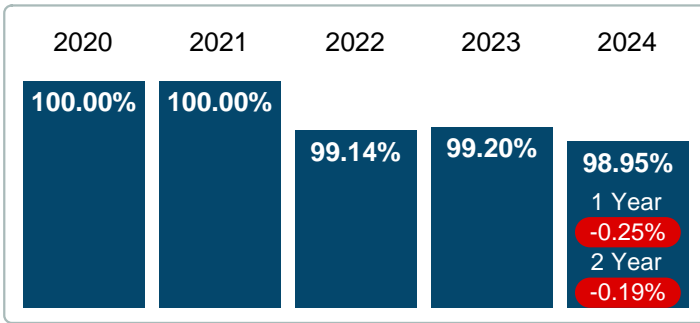
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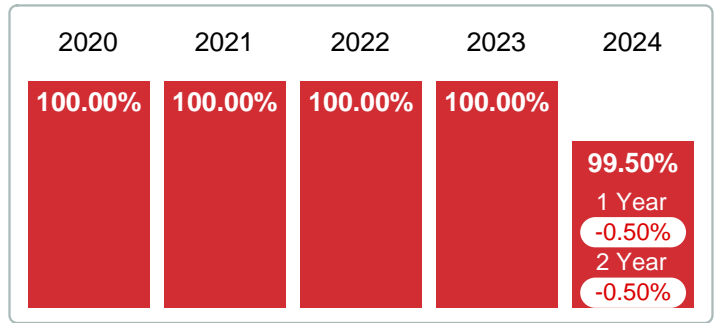
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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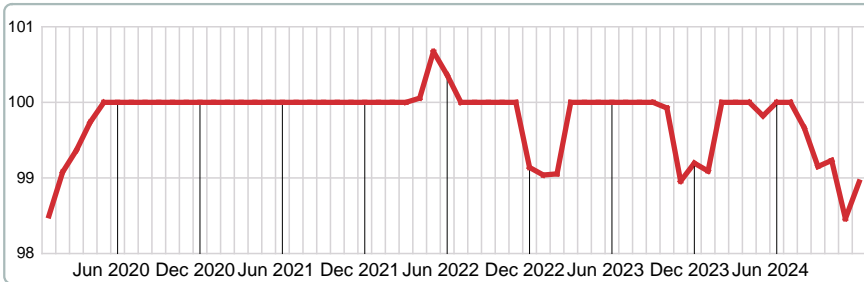
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

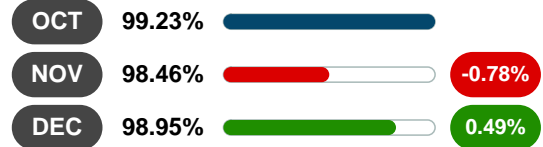


### 3 MONTHS

5 year DEC AVG = 99.46%

High May 2022 100.67% Low Nov 2024 98.46%

Median Sold/List Ratio this month at **98.95%** equal to 5 yr DEC average of **99.46%**



## 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	67	10.39%	96.33%	97.00%	96.31%	97.46%	0.00%	
\$125,001 - \$175,000	71	11.01%	100.00%	100.00%	100.00%	98.41%	0.00%	
\$175,001 - \$200,000	55	8.53%	100.00%	94.00%	100.00%	90.91%	0.00%	
\$200,001 - \$300,000	213	33.02%	98.84%	99.61%	98.94%	98.39%	97.39%	
\$300,001 - \$375,000	88	13.64%	99.81%	97.17%	99.35%	100.00%	101.10%	
\$375,001 - \$500,000	82	12.71%	98.78%	97.01%	98.96%	98.15%	100.00%	
\$500,001 and up	69	10.70%	98.60%	96.52%	96.84%	99.03%	98.43%	
Median Sold/List Ratio		98.95%		98.24%	99.30%	98.68%	98.89%	
Total Closed Units		645	100%	98.95%	84	342	188	31
Total Closed Volume		200,657,247			14.68M	86.83M	81.53M	17.62M

# December 2024



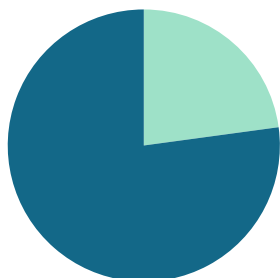
Area Delimited by County Of Tulsa - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

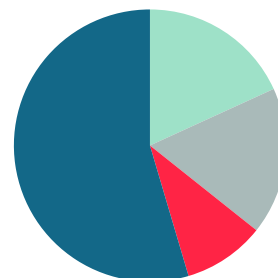


**Inventory**  
 New Listings  
**660 = 22.85%**  
 Start Inventory  
**2,228**  
 Total Inventory Units  
**2,888**  
 Volume  
**\$1,121,484,212**

### Market Activity

Closed Sales  
**645 = 18.17%**  
 Pending Sales  
**622 = 17.53%**  
 Other Off Market  
**345 = 9.72%**  
 Active Inventory  
**1,937 = 54.58%**

### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	581	645	11.02%	8,195	8,340	1.77%
Pending Sales	545	622	14.13%	8,432	8,579	1.74%
New Listings	643	660	2.64%	10,876	11,840	8.86%
Median List Price	250,000	265,000	6.00%	260,000	275,000	5.77%
Median Sale Price	250,000	260,000	4.00%	260,000	270,000	3.85%
Median Percent of Selling Price to List Price	99.20%	98.95%	-0.25%	100.00%	99.50%	-0.50%
Median Days on Market to Sale	19.00	23.00	21.05%	10.00	16.00	60.00%
Monthly Inventory	1,614	1,937	20.01%	1,614	1,937	20.01%
Months Supply of Inventory	2.36	2.79	17.93%	2.36	2.79	17.93%

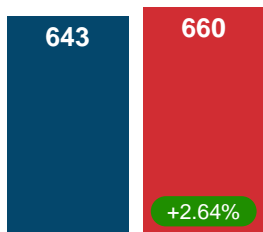
**Absorption:** Last 12 months, an Average of **695** Sales/Month

**Inventory** on December 31, 2024 = **1,937** 2023 2024

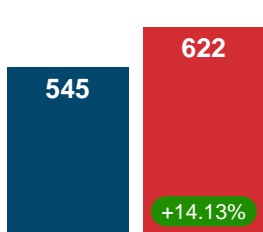
### DECEMBER MARKET

### MEDIAN PRICES

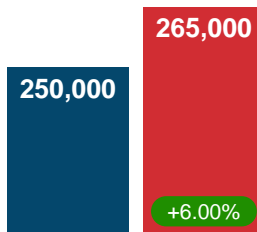
#### New Listings



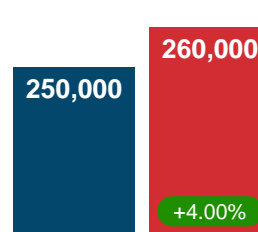
#### Pending Listings



#### List Price



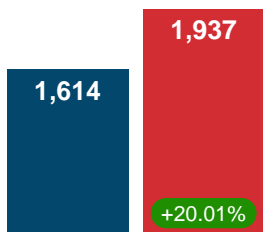
#### Sale Price



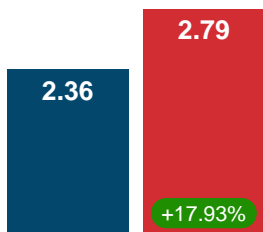
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

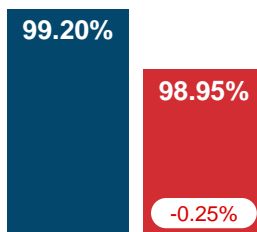
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

