

July 2024



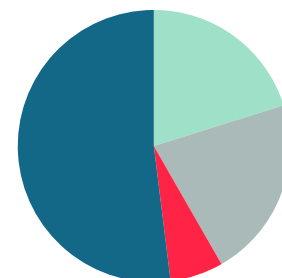
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 12, 2024 for MLS Technology Inc.

Compared Metrics	2023	July 2024	+/-%
Closed Listings	1,127	1,191	5.68%
Pending Listings	1,165	1,273	9.27%
New Listings	1,499	1,665	11.07%
Average List Price	313,494	344,849	10.00%
Average Sale Price	308,285	338,600	9.83%
Average Percent of Selling Price to List Price	98.65%	98.79%	0.14%
Average Days on Market to Sale	25.39	34.04	34.10%
End of Month Inventory	2,515	3,070	22.07%
Months Supply of Inventory	2.30	2.97	29.16%



■ Closed (20.16%)
■ Pending (21.55%)
■ Other OffMarket (6.31%)
■ Active (51.97%)

Absorption: Last 12 months, an Average of **1,035** Sales/Month
Active Inventory as of July 31, 2024 = **3,070**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2024 rose **22.07%** to 3,070 existing homes available for sale. Over the last 12 months this area has had an average of 1,035 closed sales per month. This represents an unsold inventory index of **2.97** 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 **9.83%** in July 2024 to \$338,600 versus the previous year at \$308,285.

Average Days on Market Lengthens

The average number of **34.04** days that homes spent on the market before selling increased by 8.66 days or **34.10%** in July 2024 compared to last year's same month at **25.39** DOM.

Sales Success for July 2024 is Positive

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

There were 1,665 New Listings in July 2024, up **11.07%** from last year at 1,499. Furthermore, there were 1,191 Closed Listings this month versus last year at 1,127, a **5.68%** increase.

Closed versus Listed trends yielded a **71.5%** ratio, down from previous year's, July 2023, at **75.2%**, a **4.86%** 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

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

July 2024



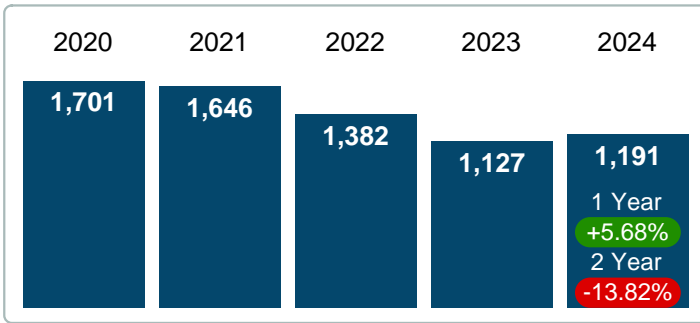
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



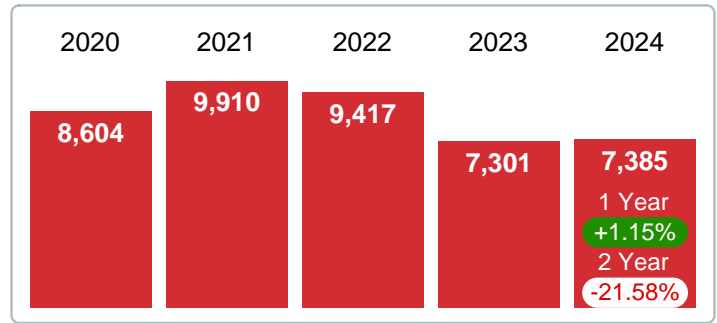
CLOSED LISTINGS

Report produced on Aug 12, 2024 for MLS Technology Inc.

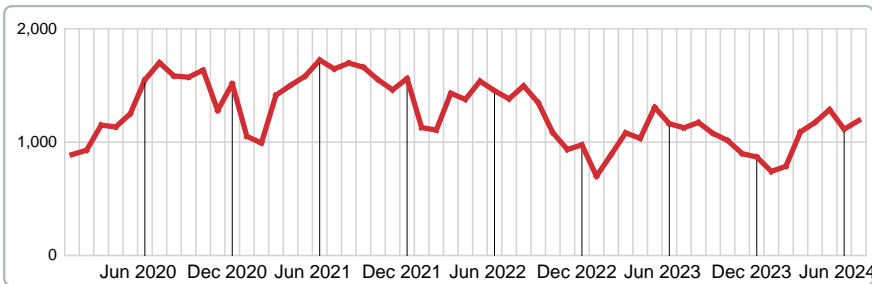
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,409

High Jun 2021 1,724 Low Jan 2023 700

Closed Listings this month at 1,191 below the 5 yr JUL average of 1,409



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	94	7.89%	30.2	46	44	3	1
\$125,001 - \$175,000	113	9.49%	23.3	27	72	14	0
\$175,001 - \$225,000	191	16.04%	24.0	18	156	14	3
\$225,001 - \$300,000	312	26.20%	27.4	15	215	72	10
\$300,001 - \$375,000	171	14.36%	32.0	2	84	82	3
\$375,001 - \$525,000	172	14.44%	49.1	4	64	89	15
\$525,001 and up	138	11.59%	58.0	2	31	79	26
Total Closed Units	1,191			114	666	353	58
Total Closed Volume	403,272,821	100%	34.0	18.68M	186.88M	152.17M	45.55M
Average Closed Price	\$338,600			\$163,864	\$280,594	\$431,082	\$785,261

July 2024



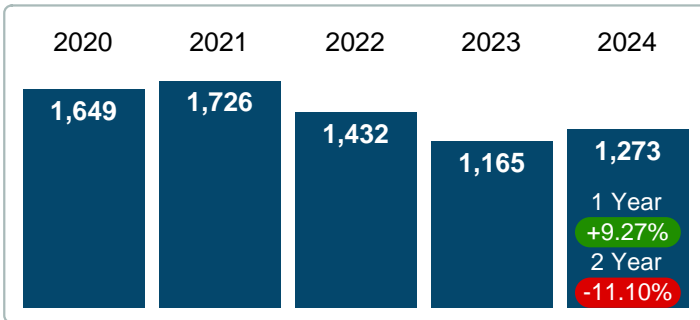
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



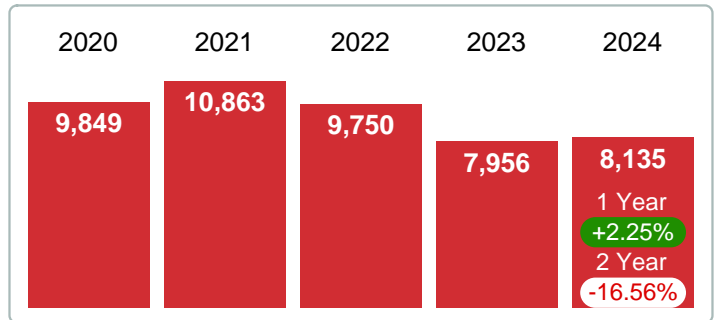
PENDING LISTINGS

Report produced on Aug 12, 2024 for MLS Technology Inc.

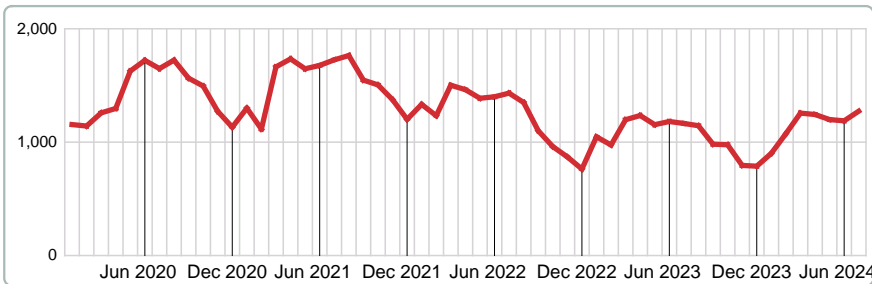
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,449

High Aug 2021 1,764 Low Dec 2022 763

Pending Listings this month at 1,273 below the 5 yr JUL average of 1,449



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	113	8.88%	30.6	56	51	4	2
\$125,001 - \$175,000	126	9.90%	29.5	46	74	6	0
\$175,001 - \$225,000	191	15.00%	29.7	22	153	15	1
\$225,001 - \$325,000	372	29.22%	34.2	22	231	110	9
\$325,001 - \$375,000	131	10.29%	35.5	6	52	67	6
\$375,001 - \$550,000	211	16.58%	53.9	3	89	96	23
\$550,001 and up	129	10.13%	48.2	2	22	68	37
Total Pending Units	1,273			157	672	366	78
Total Pending Volume	423,583,841	100%	36.7	26.76M	185.49M	155.74M	55.60M
Average Listing Price	\$308,619			\$170,443	\$276,024	\$425,512	\$712,808

July 2024



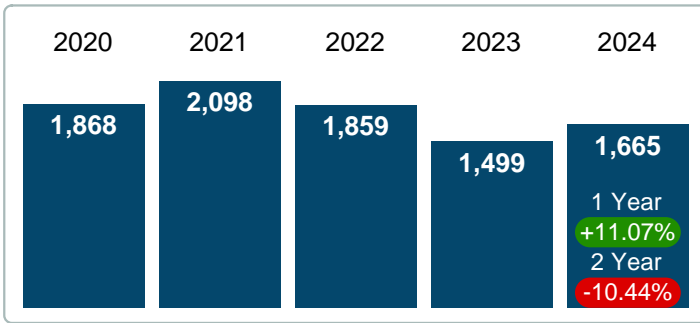
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



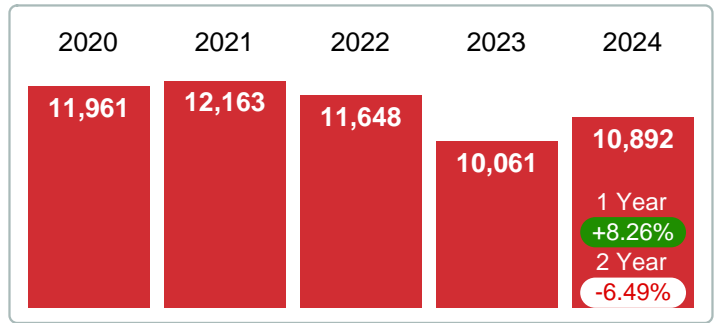
NEW LISTINGS

Report produced on Aug 12, 2024 for MLS Technology Inc.

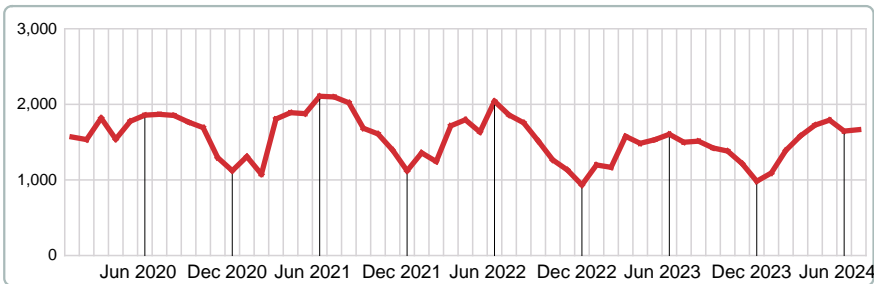
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

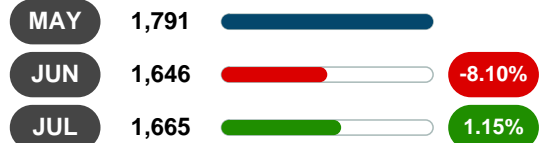


3 MONTHS

5 year JUL AVG = 1,798

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at 1,665 below the 5 yr JUL average of 1,798



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	141	8.47%	69	61	11	0
\$125,001 - \$175,000	161	9.67%	53	96	11	1
\$175,001 - \$250,000	337	20.24%	35	267	35	0
\$250,001 - \$325,000	369	22.16%	21	237	100	11
\$325,001 - \$425,000	284	17.06%	19	124	124	17
\$425,001 - \$575,000	202	12.13%	6	77	97	22
\$575,001 and up	171	10.27%	5	28	90	48
Total New Listed Units	1,665		208	890	468	99
Total New Listed Volume	575,325,227	100%	41.78M	252.94M	208.09M	72.52M
Average New Listed Listing Price	\$359,307		\$200,849	\$284,200	\$444,637	\$732,530

July 2024



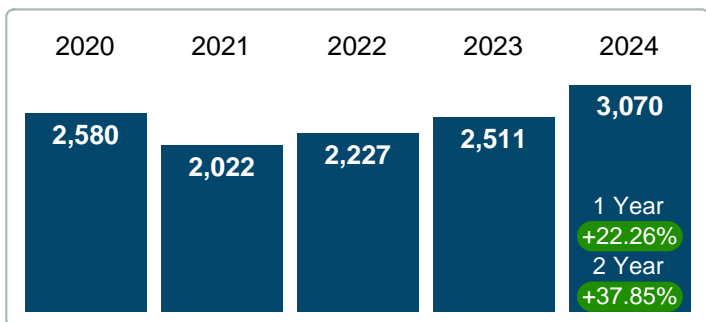
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



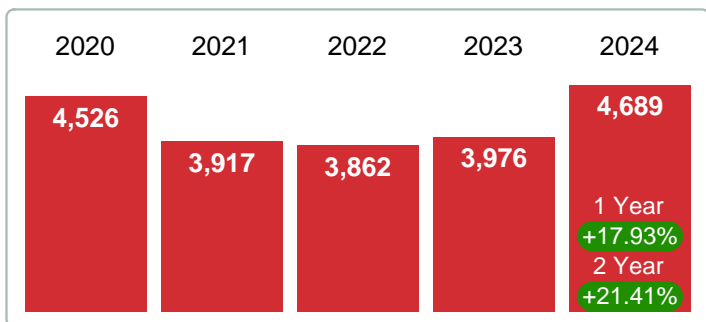
ACTIVE INVENTORY

Report produced on Aug 12, 2024 for MLS Technology Inc.

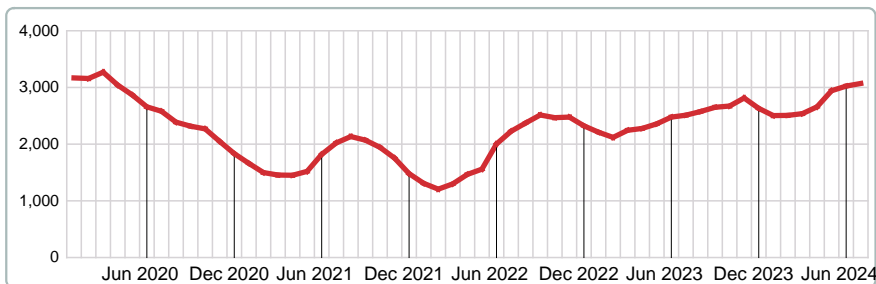
END OF JULY



ACTIVE DURING JULY



5 YEAR MARKET ACTIVITY TRENDS

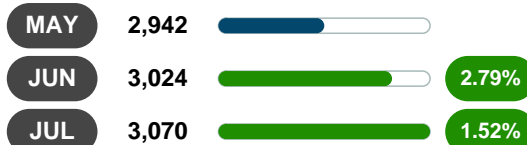


3 MONTHS

5 year JUL AVG = 2,482

High Mar 2020 3,269 Low Feb 2022 1,206

Inventory this month at **3,070**
above the 5 yr JUL average of **2,482**



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	259	8.44%	83.6	129	103	24	3
\$125,001 - \$200,000	340	11.07%	52.3	90	203	42	5
\$200,001 - \$275,000	519	16.91%	52.3	45	371	99	4
\$275,001 - \$375,000	678	22.08%	55.4	36	363	248	31
\$375,001 - \$525,000	597	19.45%	69.9	19	254	273	51
\$525,001 - \$700,000	358	11.66%	83.3	18	72	201	67
\$700,001 and up	319	10.39%	80.1	15	48	153	103
Total Active Inventory by Units			3,070	352	1,414	1,040	264
Total Active Inventory by Volume			1,311,781,406	83.45M	458.60M	542.99M	226.75M
Average Active Inventory Listing Price			\$427,290	\$237,064	\$324,327	\$522,101	\$858,905

July 2024



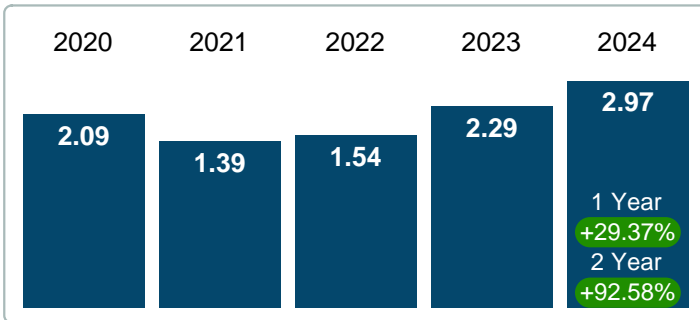
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



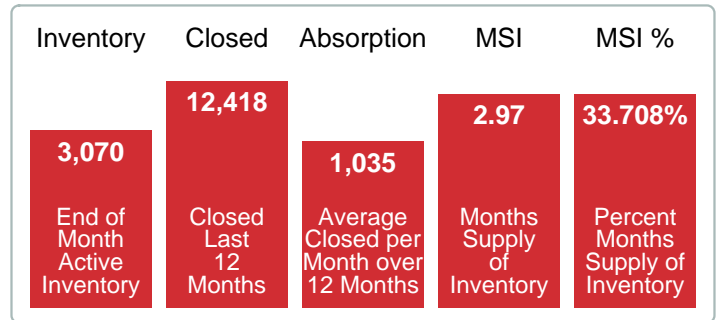
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Aug 12, 2024 for MLS Technology Inc.

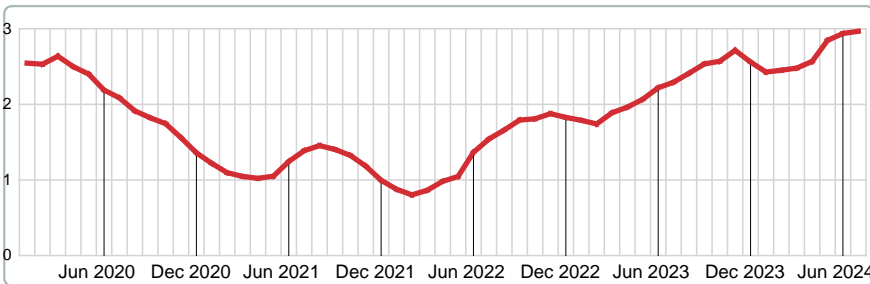
MSI FOR JULY



INDICATORS FOR JULY 2024

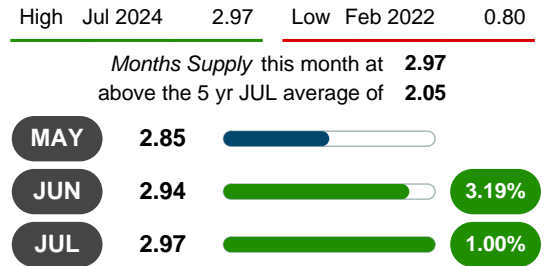


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2.05



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	259	8.44%	2.35	2.30	2.17	4.43	2.77
\$125,001 - \$200,000	340	11.07%	1.70	2.48	1.42	2.15	3.75
\$200,001 - \$275,000	519	16.91%	2.06	2.78	1.98	2.23	1.20
\$275,001 - \$375,000	678	22.08%	3.02	4.32	3.18	2.61	4.18
\$375,001 - \$525,000	597	19.45%	4.28	4.65	5.40	3.69	3.54
\$525,001 - \$700,000	358	11.66%	5.29	15.43	4.45	5.18	5.83
\$700,001 and up	319	10.39%	7.61	36.00	7.20	6.85	8.24
Market Supply of Inventory (MSI)			2.97	2.87	2.52	3.47	5.12
Total Active Inventory by Units		100%	2.97	352	1,414	1,040	264

July 2024



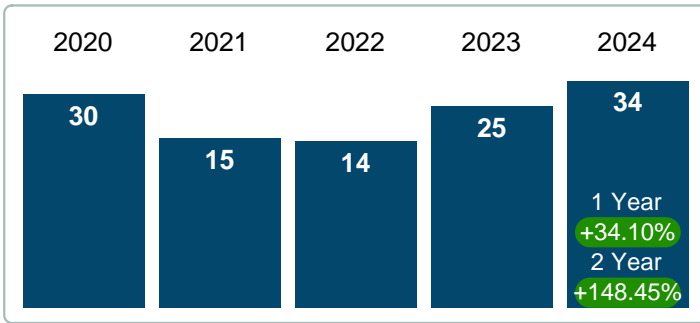
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



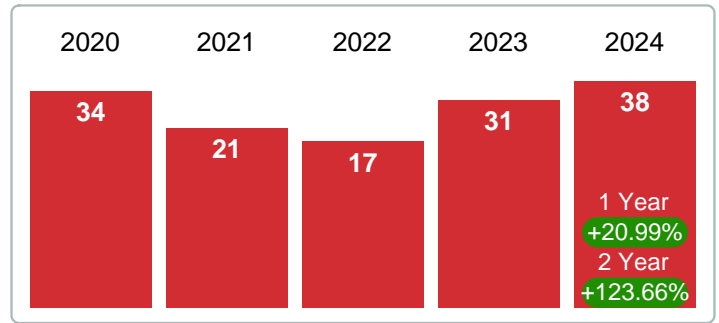
AVERAGE DAYS ON MARKET TO SALE

Report produced on Aug 12, 2024 for MLS Technology Inc.

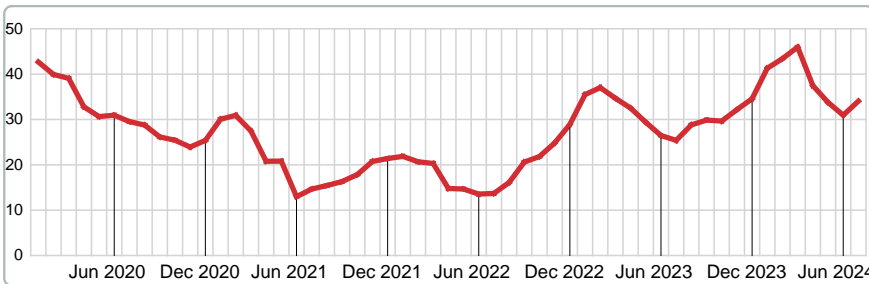
JULY



YEAR TO DATE (YTD)

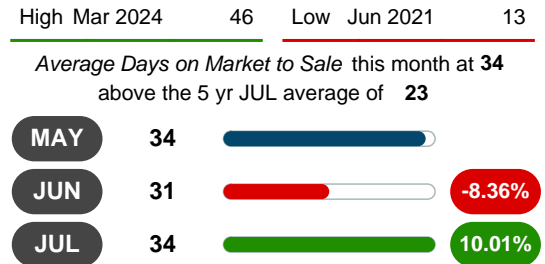


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 23



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	7.89%	30	27	32	68	29
\$125,001 - \$175,000	9.49%	23	23	23	27	0
\$175,001 - \$225,000	16.04%	24	25	21	44	63
\$225,001 - \$300,000	26.20%	27	19	24	39	33
\$300,001 - \$375,000	14.36%	32	5	30	34	29
\$375,001 - \$525,000	14.44%	49	136	49	45	52
\$525,001 and up	11.59%	58	7	62	60	49
Average Closed DOM		34	28	29	44	46
Total Closed Units	100%	34	114	666	353	58
Total Closed Volume		403,272,821	18.68M	186.88M	152.17M	45.55M

July 2024



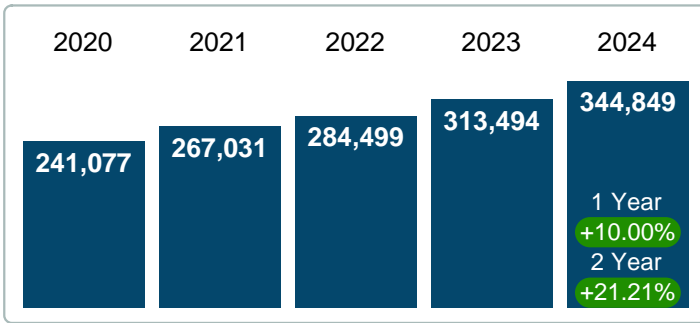
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



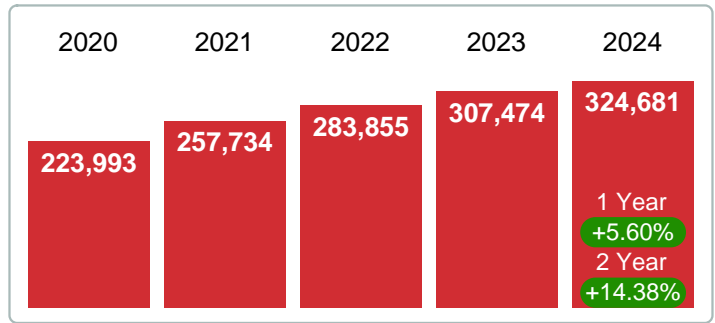
AVERAGE LIST PRICE AT CLOSING

Report produced on Aug 12, 2024 for MLS Technology Inc.

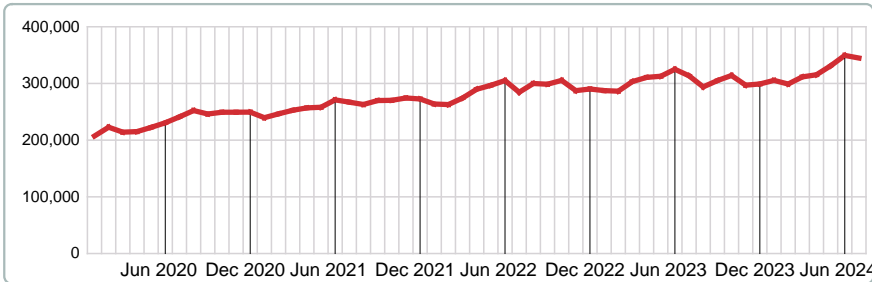
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

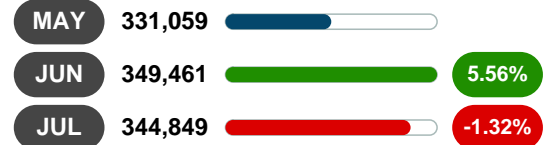


3 MONTHS

5 year JUL AVG = 290,190

High Jun 2024 349,461 Low Jan 2020 207,292

Average List Price at Closing this month at **344,849** above the 5 yr JUL average of **290,190**



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	7.64%	86,597	86,928	93,533	83,000	180,000
\$125,001 - \$175,000	9.07%	154,064	148,504	158,961	162,464	0
\$175,001 - \$225,000	15.79%	203,342	201,728	206,133	216,656	214,667
\$225,001 - \$300,000	26.45%	265,039	266,703	265,169	270,221	279,180
\$300,001 - \$375,000	13.60%	334,112	374,250	336,558	342,772	320,967
\$375,001 - \$525,000	15.79%	436,949	417,600	435,615	449,446	437,984
\$525,001 and up	11.67%	922,353	575,000	941,681	776,674	1,377,258
Average List Price		344,849	168,499	285,392	437,614	809,606
Total Closed Units	100%	344,849	114	666	353	58
Total Closed Volume		410,714,771	19.21M	190.07M	154.48M	46.96M

July 2024



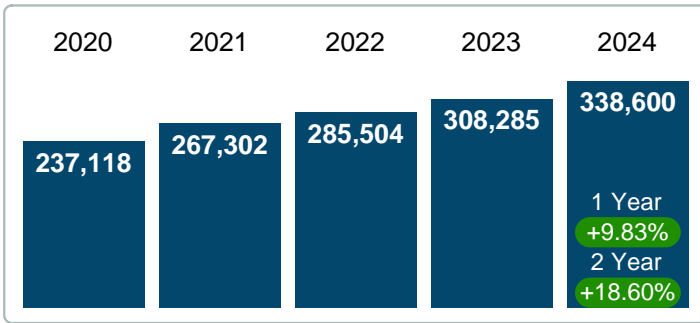
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



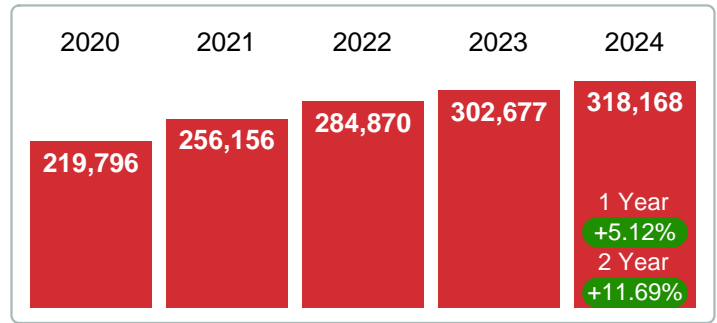
AVERAGE SOLD PRICE AT CLOSING

Report produced on Aug 12, 2024 for MLS Technology Inc.

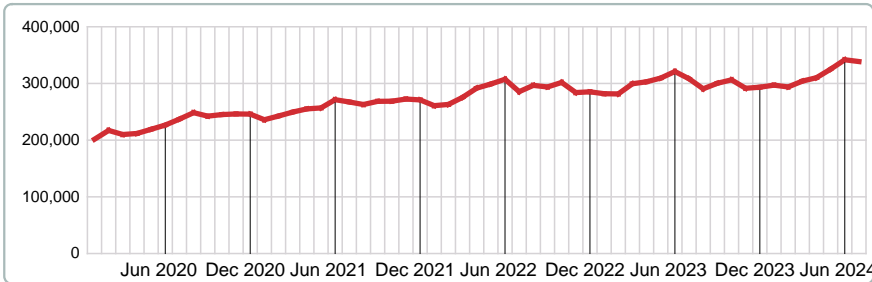
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

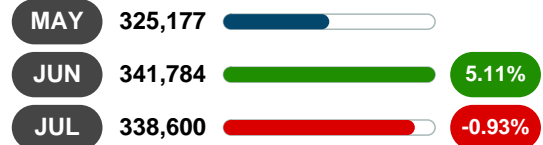


3 MONTHS

5 year JUL AVG = 287,362

High Jun 2024 341,784 Low Jan 2020 201,604

Average Sold Price at Closing this month at **338,600** above the 5 yr JUL average of **287,362**



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	7.89%	86,738	82,784	89,962	87,333	125,000
\$125,001 - \$175,000	9.49%	152,392	146,396	154,149	154,921	0
\$175,001 - \$225,000	16.04%	203,580	197,050	203,470	210,893	214,333
\$225,001 - \$300,000	26.20%	263,724	263,427	262,022	267,928	270,500
\$300,001 - \$375,000	14.36%	335,837	356,750	334,476	337,544	313,333
\$375,001 - \$525,000	14.44%	438,327	401,975	429,080	446,416	439,483
\$525,001 and up	11.59%	897,921	550,000	909,196	760,609	1,328,457
Average Sold Price		338,600	163,864	280,594	431,082	785,261
Total Closed Units	100%	338,600	114	666	353	58
Total Closed Volume		403,272,821	18.68M	186.88M	152.17M	45.55M

July 2024



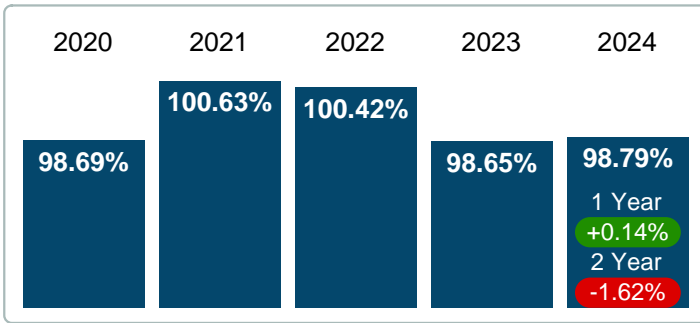
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



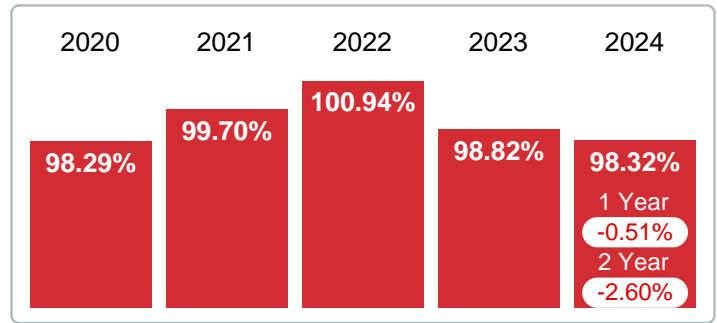
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 12, 2024 for MLS Technology Inc.

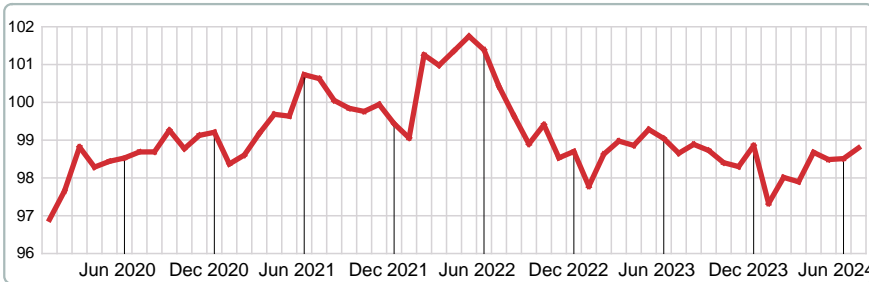
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

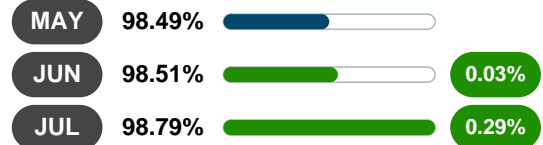


3 MONTHS

5 year JUL AVG = 99.44%

High May 2022 101.75% Low Jan 2020 96.90%

Average Sold/List Ratio this month at **98.79%** equal to 5 yr JUL average of **99.44%**



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	94	7.89%	96.47%	95.80%	96.91%	109.19%	69.44%	
\$125,001 - \$175,000	113	9.49%	97.82%	98.78%	97.82%	95.95%	0.00%	
\$175,001 - \$225,000	191	16.04%	99.45%	97.84%	99.80%	97.52%	99.95%	
\$225,001 - \$300,000	312	26.20%	99.42%	98.80%	99.01%	101.08%	97.09%	
\$300,001 - \$375,000	171	14.36%	99.01%	96.44%	99.55%	98.57%	97.59%	
\$375,001 - \$525,000	172	14.44%	99.14%	96.35%	98.65%	99.38%	100.60%	
\$525,001 and up	138	11.59%	98.15%	95.83%	97.69%	98.45%	97.99%	
Average Sold/List Ratio		98.80%		97.25%	98.90%	99.20%	98.09%	
Total Closed Units		1,191	100%	98.80%	114	666	353	58
Total Closed Volume		403,272,821			18.68M	186.88M	152.17M	45.55M

July 2024



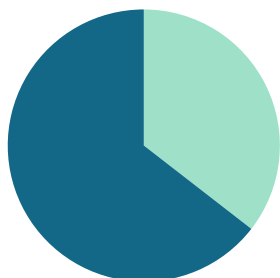
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Aug 12, 2024 for MLS Technology Inc.

INVENTORY

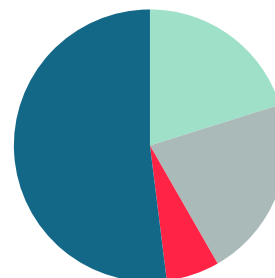


Inventory
 New Listings
1,665 = 35.49%
 Start Inventory
3,026
 Total Inventory Units
4,691
 Volume
\$1,869,056,978

Market Activity

Closed Sales
1,191 = 20.16%
 Pending Sales
1,273 = 21.55%
 Other Off Market
373 = 6.31%
 Active Inventory
3,070 = 51.97%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	1,127	1,191	5.68%	7,301	7,385	1.15%
Pending Sales	1,165	1,273	9.27%	7,956	8,135	2.25%
New Listings	1,499	1,665	11.07%	10,061	10,892	8.26%
Average List Price	313,494	344,849	10.00%	307,474	324,681	5.60%
Average Sale Price	308,285	338,600	9.83%	302,677	318,168	5.12%
Average Percent of Selling Price to List Price	98.65%	98.79%	0.14%	98.82%	98.32%	-0.51%
Average Days on Market to Sale	25.39	34.04	34.10%	31.04	37.56	20.99%
Monthly Inventory	2,515	3,070	22.07%	2,515	3,070	22.07%
Months Supply of Inventory	2.30	2.97	29.16%	2.30	2.97	29.16%

Absorption: Last 12 months, an Average of **1,035** Sales/Month

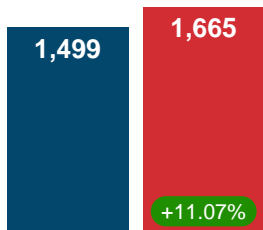
Inventory on July 31, 2024 = **3,070**

2023 **2024**

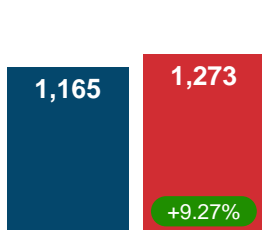
JULY MARKET

AVERAGE PRICES

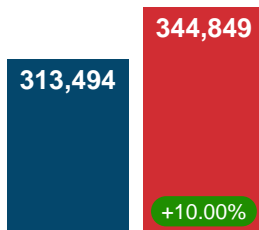
New Listings



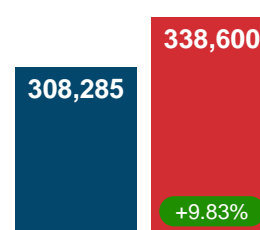
Pending Listings



List Price



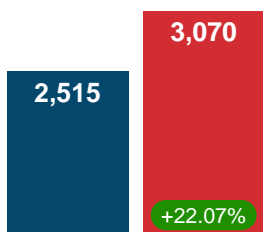
Sale Price



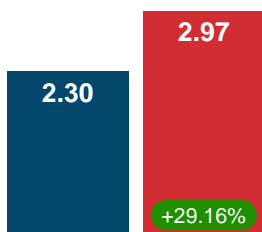
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

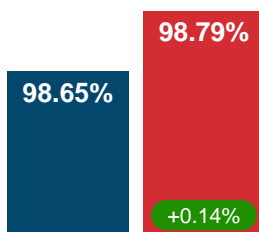
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

