

May 2022



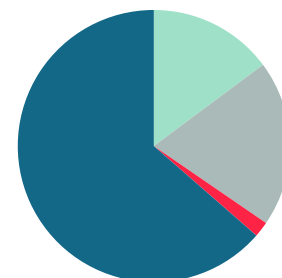
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jun 13, 2022 for MLS Technology Inc.

Compared Metrics	2021	May 2022	+/-%
Closed Listings	31	24	-22.58%
Pending Listings	27	32	18.52%
New Listings	42	43	2.38%
Average List Price	207,782	279,096	34.32%
Average Sale Price	201,336	275,146	36.66%
Average Percent of Selling Price to List Price	96.43%	98.79%	2.45%
Average Days on Market to Sale	51.61	55.38	7.29%
End of Month Inventory	110	103	-6.36%
Months Supply of Inventory	4.43	4.35	-1.75%



■ Closed (14.81%)
■ Pending (19.75%)
■ Other OffMarket (1.85%)
■ Active (63.58%)

Absorption: Last 12 months, an Average of **24** Sales/Month
Active Inventory as of May 31, 2022 = **103**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2022 decreased **6.36%** to 103 existing homes available for sale. Over the last 12 months this area has had an average of 24 closed sales per month. This represents an unsold inventory index of **4.35** 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 **36.66%** in May 2022 to \$275,146 versus the previous year at \$201,336.

Average Days on Market Lengthens

The average number of **55.38** days that homes spent on the market before selling increased by 3.76 days or **7.29%** in May 2022 compared to last year's same month at **51.61** DOM.

Sales Success for May 2022 is Positive

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

There were 43 New Listings in May 2022, up **2.38%** from last year at 42. Furthermore, there were 24 Closed Listings this month versus last year at 31, a **-22.58%** decrease.

Closed versus Listed trends yielded a **55.8%** ratio, down from previous year's, May 2021, at **73.8%**, a **24.38%** downswing. This will certainly create pressure on a decreasing Monthly 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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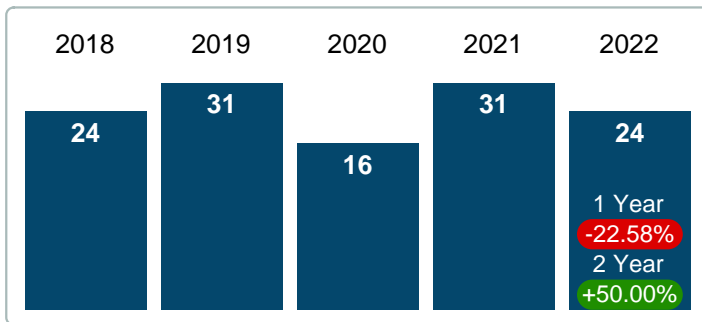
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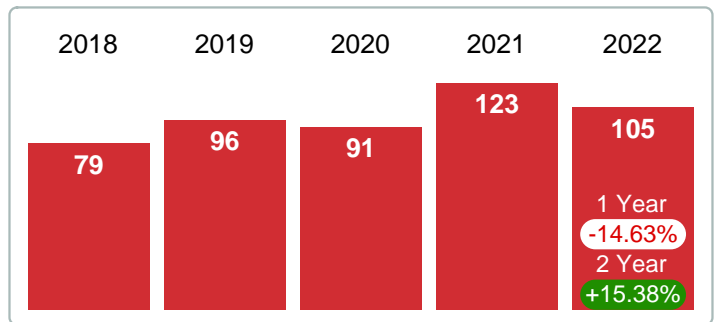
CLOSED LISTINGS

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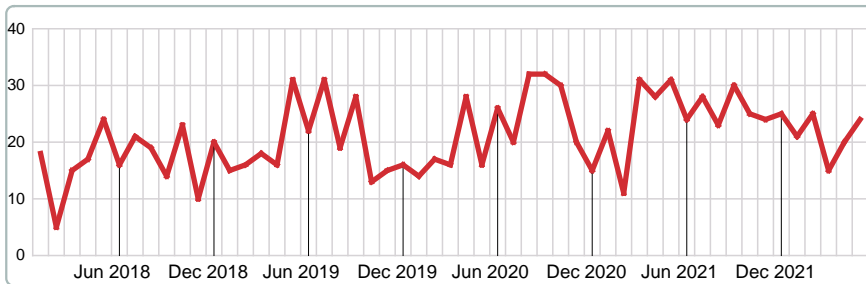
MAY



YEAR TO DATE (YTD)

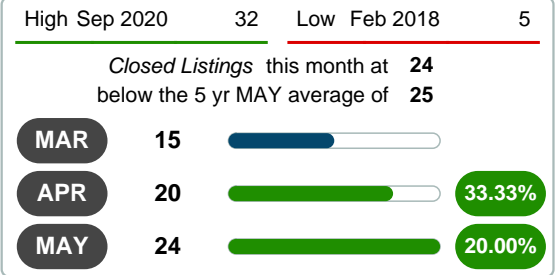


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 25



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	2	8.33%	23.5	2	0	0	0
\$100,001 - \$150,000	3	12.50%	27.0	2	1	0	0
\$150,001 - \$200,000	3	12.50%	25.0	1	2	0	0
\$200,001 - \$275,000	7	29.17%	50.0	0	4	3	0
\$275,001 - \$350,000	3	12.50%	45.7	0	2	1	0
\$350,001 - \$525,000	3	12.50%	81.7	0	3	0	0
\$525,001 and up	3	12.50%	131.3	0	3	0	0
Total Closed Units	24			5	15	4	0
Total Closed Volume	6,603,500	100%	55.4	526.00K	5.12M	962.50K	0.00B
Average Closed Price	\$275,146			\$105,200	\$341,000	\$240,625	\$0

May 2022



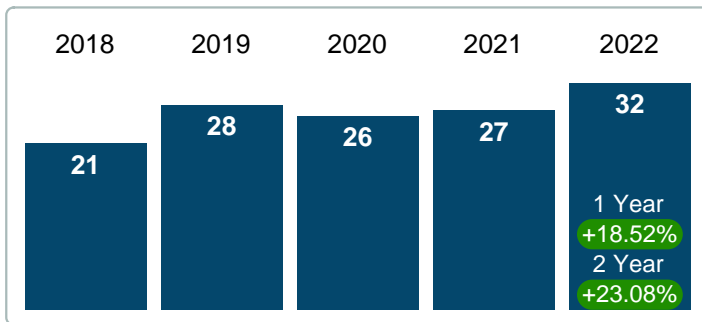
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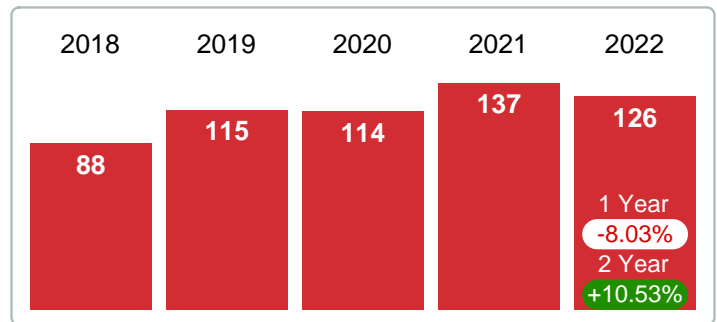
PENDING LISTINGS

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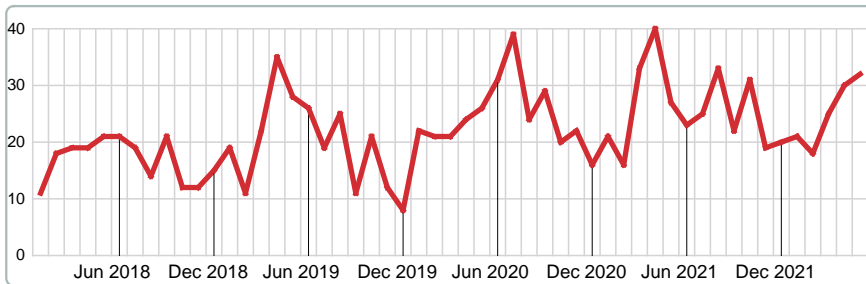
MAY



YEAR TO DATE (YTD)

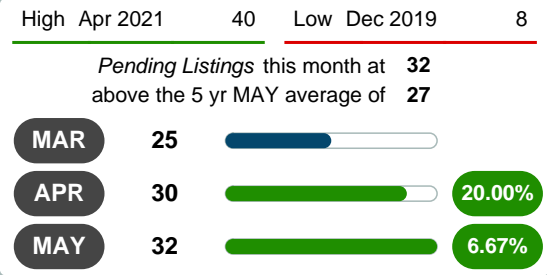


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 27



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	6.25%	6.5	2	0	0	0
\$75,001 - \$125,000	7	21.88%	19.0	3	3	1	0
\$125,001 - \$175,000	3	9.38%	49.7	1	2	0	0
\$175,001 - \$250,000	10	31.25%	47.4	3	3	4	0
\$250,001 - \$275,000	2	6.25%	76.5	0	2	0	0
\$275,001 - \$525,000	5	15.63%	23.6	2	1	1	1
\$525,001 and up	3	9.38%	51.3	0	1	0	2
Total Pending Units	32			11	12	6	3
Total Pending Volume	8,088,195	100%	0.0	2.03M	2.78M	1.41M	1.86M
Average Listing Price	\$157,500			\$184,891	\$231,917	\$234,566	\$621,333

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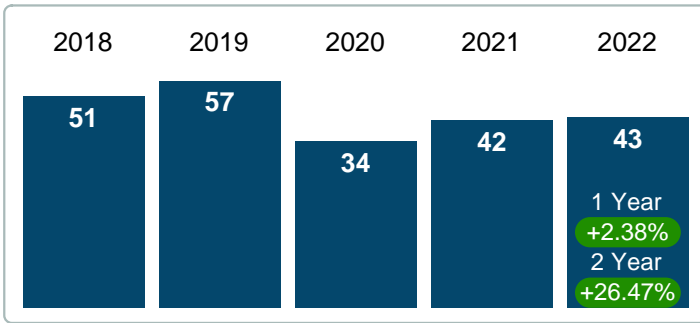
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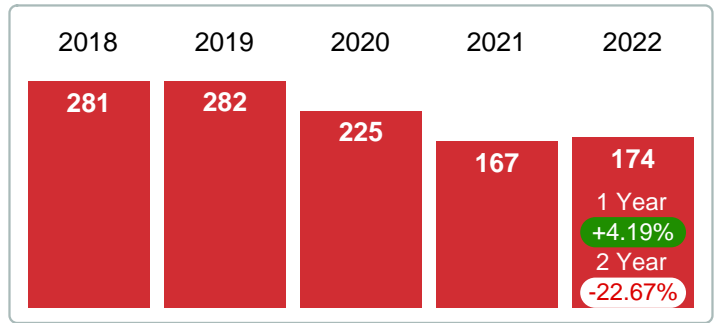
NEW LISTINGS

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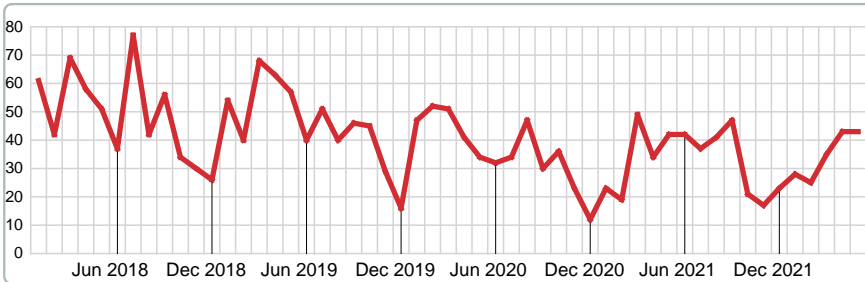
MAY



YEAR TO DATE (YTD)

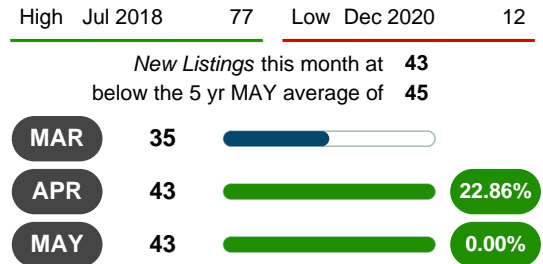


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 45



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	<div style="width: 9.3%;"></div>	9.30%	2	1	1	0
\$100,001 - \$150,000	5	<div style="width: 11.63%;"></div>	11.63%	1	2	2	0
\$150,001 - \$225,000	8	<div style="width: 18.6%;"></div>	18.60%	6	2	0	0
\$225,001 - \$325,000	9	<div style="width: 20.93%;"></div>	20.93%	0	6	2	1
\$325,001 - \$475,000	8	<div style="width: 18.6%;"></div>	18.60%	0	8	0	0
\$475,001 - \$550,000	5	<div style="width: 11.63%;"></div>	11.63%	0	3	2	0
\$550,001 and up	4	<div style="width: 9.3%;"></div>	9.30%	0	1	2	1
Total New Listed Units	43			9	23	9	2
Total New Listed Volume	14,690,380		100%	1.37M	8.49M	3.52M	1.31M
Average New Listed Listing Price	\$157,500			\$151,956	\$369,103	\$391,267	\$656,000

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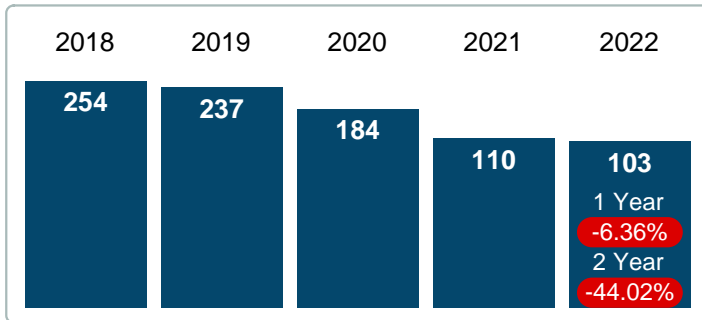
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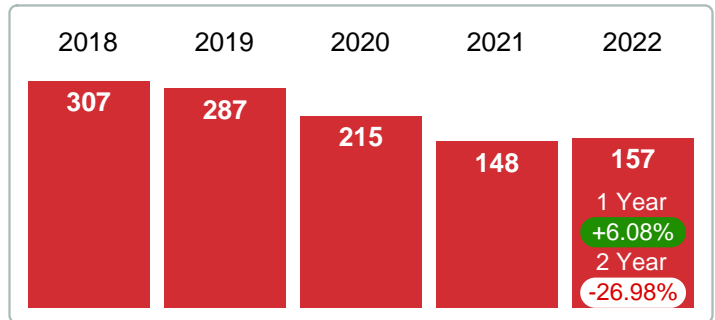
ACTIVE INVENTORY

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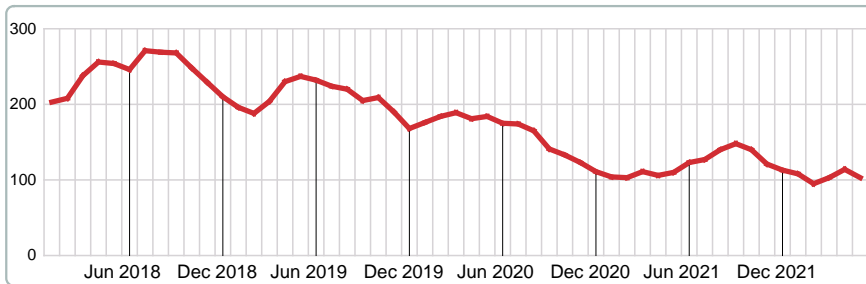
END OF MAY



ACTIVE DURING MAY

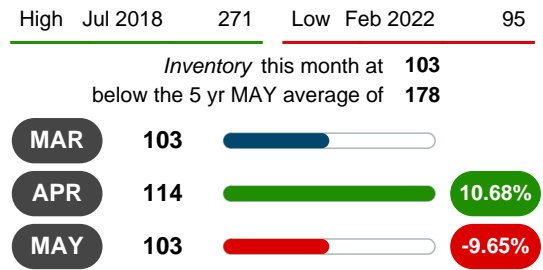


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 178



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	7	6.80%	76.0	4	3	0	0
\$75,001 - \$125,000	10	9.71%	643.5	1	6	3	0
\$125,001 - \$200,000	17	16.50%	49.0	6	10	1	0
\$200,001 - \$300,000	27	26.21%	79.0	3	18	6	0
\$300,001 - \$425,000	15	14.56%	82.7	1	8	5	1
\$425,001 - \$525,000	16	15.53%	44.3	2	9	5	0
\$525,001 and up	11	10.68%	46.4	0	4	4	3
Total Active Inventory by Units	103			17	58	24	4
Total Active Inventory by Volume	32,256,129	100%	120.3	3.29M	16.71M	9.08M	3.18M
Average Active Inventory Listing Price	\$313,166			\$193,376	\$288,026	\$378,383	\$795,500

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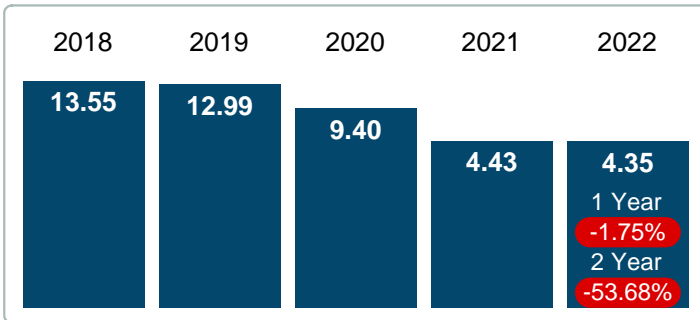
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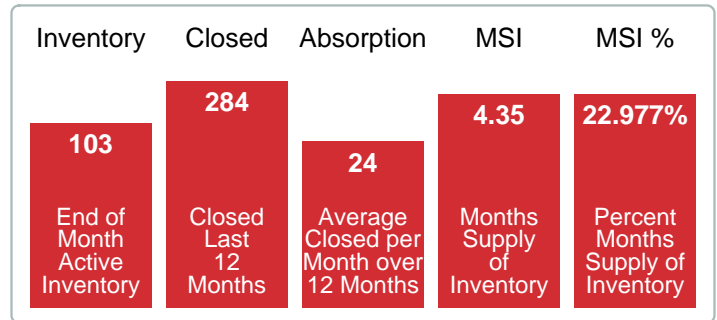
MONTHS SUPPLY of INVENTORY (MSI)

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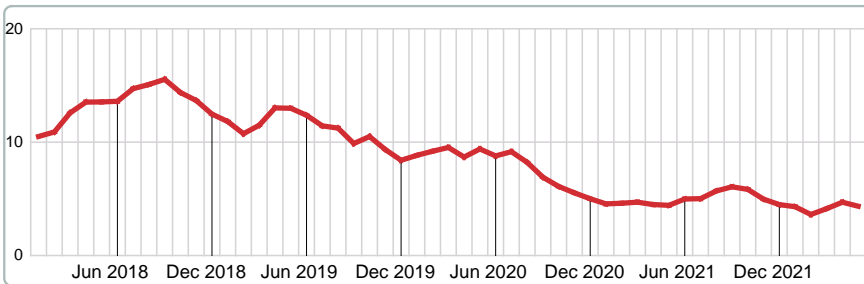
MSI FOR MAY



INDICATORS FOR MAY 2022

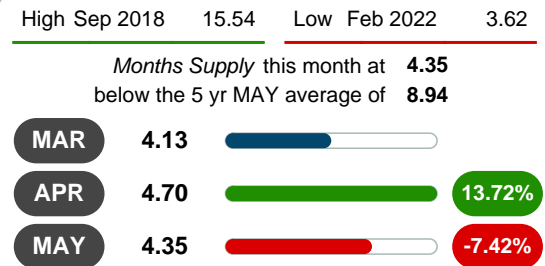


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 8.94



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	7	6.80%	1.79	1.55	2.57	0.00	0.00
\$75,001 - \$125,000	10	9.71%	2.93	0.92	2.67	36.00	0.00
\$125,001 - \$200,000	17	16.50%	2.65	4.50	2.40	1.09	0.00
\$200,001 - \$300,000	27	26.21%	6.75	4.50	8.31	6.00	0.00
\$300,001 - \$425,000	15	14.56%	4.09	4.00	3.10	8.57	4.00
\$425,001 - \$525,000	16	15.53%	12.00	0.00	13.50	10.00	0.00
\$525,001 and up	11	10.68%	12.00	0.00	6.00	48.00	18.00
Market Supply of Inventory (MSI)			4.35	2.87	4.24	7.20	5.33
Total Active Inventory by Units		100%	4.35	17	58	24	4

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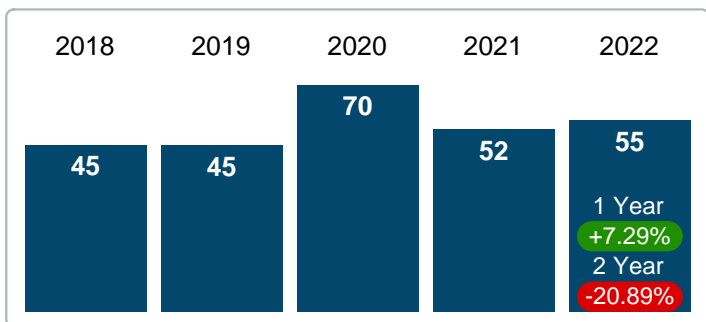
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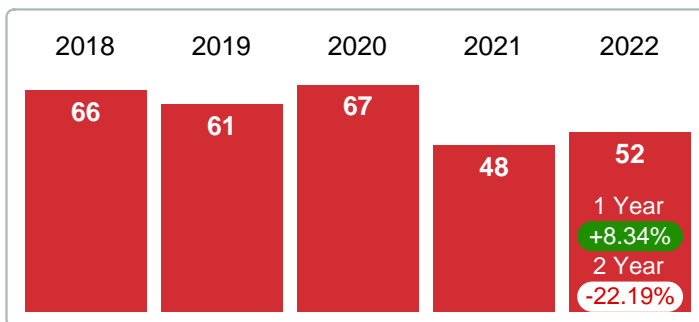
AVERAGE DAYS ON MARKET TO SALE

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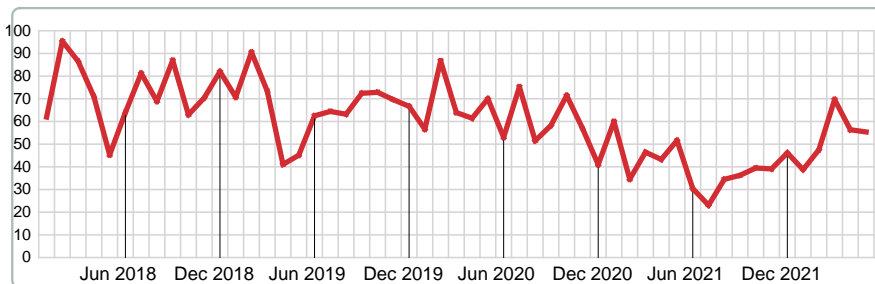
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

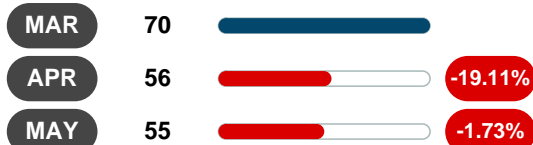


3 MONTHS

5 year MAY AVG = 53

High Feb 2018 95 Low Jul 2021 23

Average Days on Market to Sale this month at 55 above the 5 yr MAY average of 53



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
\$100,000 and less	8.33%	24	24	0	0	0
\$100,001 - \$150,000	12.50%	27	6	70	0	0
\$150,001 - \$200,000	12.50%	25	41	17	0	0
\$200,001 - \$275,000	29.17%	50	0	33	73	0
\$275,001 - \$350,000	12.50%	46	0	68	2	0
\$350,001 - \$525,000	12.50%	82	0	82	0	0
\$525,001 and up	12.50%	131	0	131	0	0
Average Closed DOM		55	20	67	55	0
Total Closed Units	100%	55	5	15	4	
Total Closed Volume		6,603,500	526.00K	5.12M	962.50K	0.00B

May 2022



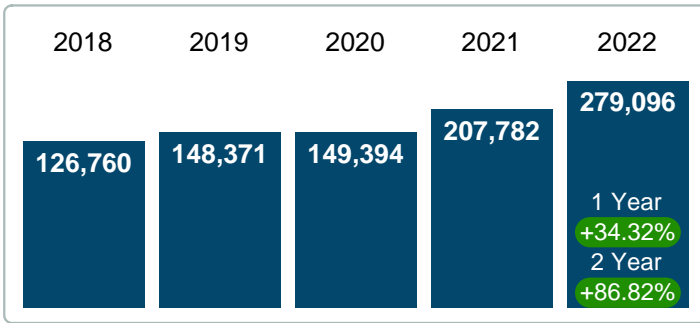
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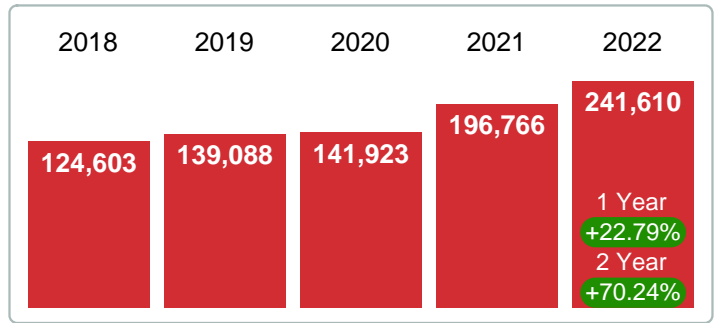
AVERAGE LIST PRICE AT CLOSING

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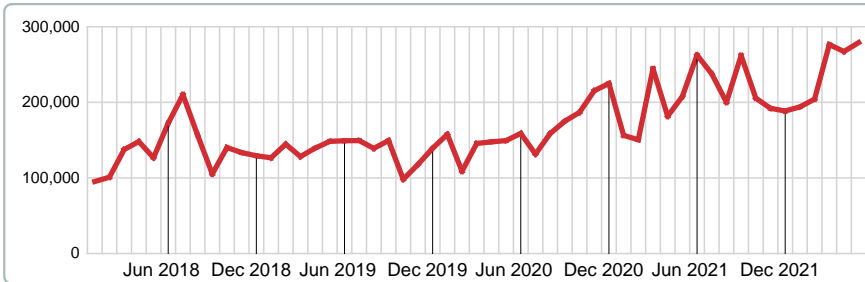
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

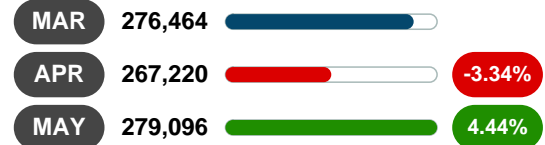


3 MONTHS

5 year MAY AVG = 182,281

High May 2022 279,096 Low Jan 2018 95,292

Average List Price at Closing this month at **279,096**
above the 5 yr MAY average of **182,281**



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
\$100,000 and less	8.33%	76,250	76,250	0	0	0
\$100,001 - \$150,000	8.33%	117,500	117,500	159,500	0	0
\$150,001 - \$200,000	8.33%	169,250	179,000	217,000	0	0
\$200,001 - \$275,000	33.33%	229,975	0	259,875	235,467	0
\$275,001 - \$350,000	20.83%	297,700	0	314,250	290,000	0
\$350,001 - \$525,000	8.33%	425,000	0	359,967	0	0
\$525,001 and up	12.50%	598,000	0	598,000	0	0
Average List Price		279,096	113,300	342,360	249,100	0
Total Closed Units	100%	279,096	5	15	4	
Total Closed Volume		6,698,300	566.50K	5.14M	996.40K	0.00B

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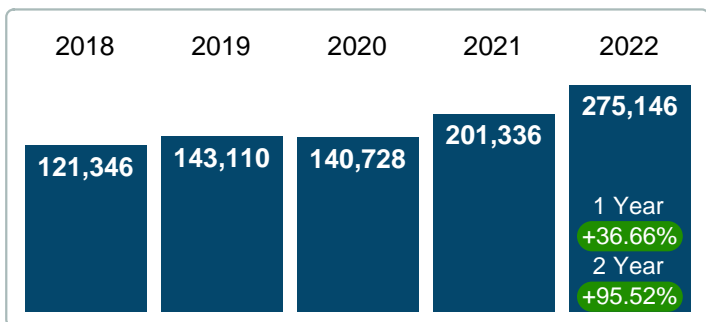
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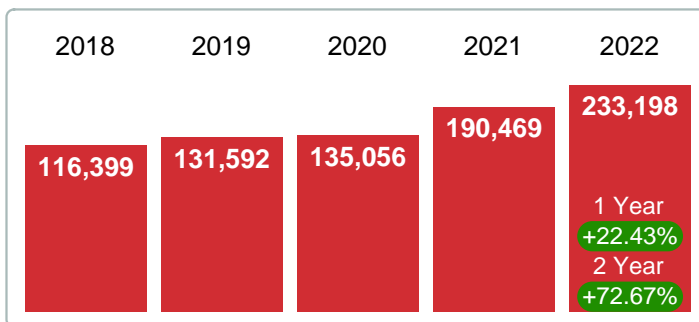
AVERAGE SOLD PRICE AT CLOSING

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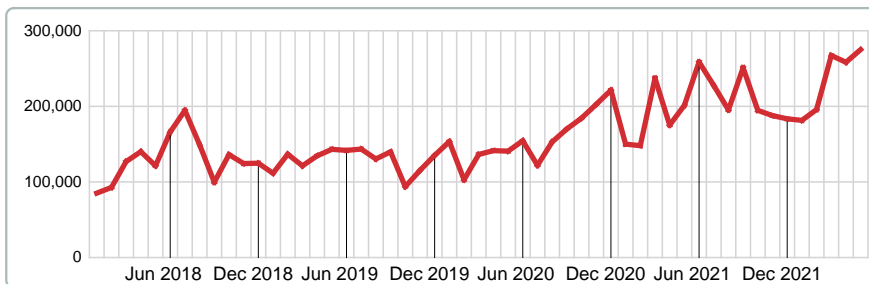
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 176,333

High May 2022 275,146 Low Jan 2018 85,211

Average Sold Price at Closing this month at **275,146**
above the 5 yr MAY average of **176,333**

- MAR: 267,300
- APR: 258,313 (-3.36%)
- MAY: 275,146 (6.52%)

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
\$100,000 and less	8.33%	67,500	67,500	0	0	0
\$100,001 - \$150,000	12.50%	118,667	115,500	125,000	0	0
\$150,001 - \$200,000	12.50%	185,667	160,000	198,500	0	0
\$200,001 - \$275,000	29.17%	240,143	0	252,125	224,167	0
\$275,001 - \$350,000	12.50%	298,167	0	302,250	290,000	0
\$350,001 - \$525,000	12.50%	428,333	0	428,333	0	0
\$525,001 and up	12.50%	565,000	0	565,000	0	0
Average Sold Price		275,146	105,200	341,000	240,625	0
Total Closed Units	100%	275,146	5	15	4	0
Total Closed Volume		6,603,500	526.00K	5.12M	962.50K	0.00B

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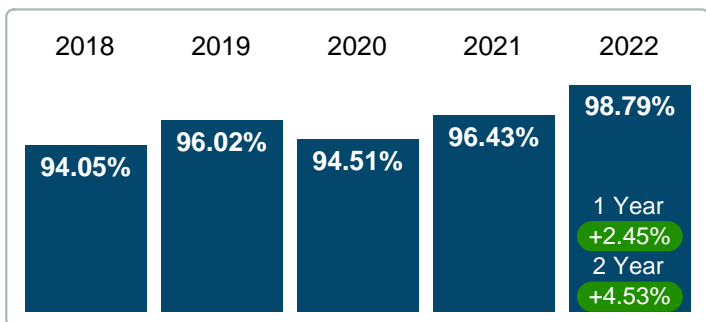
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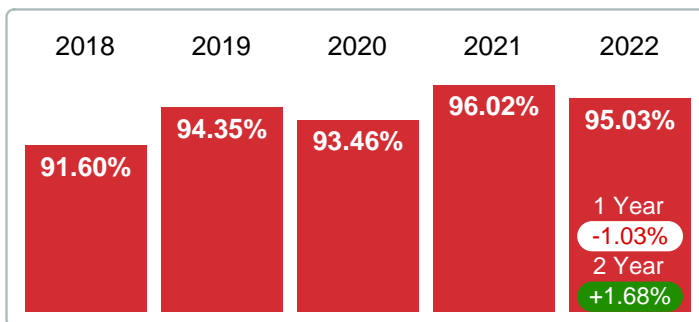
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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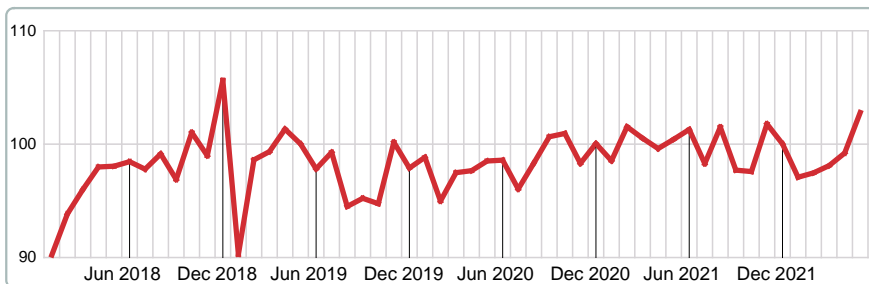
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

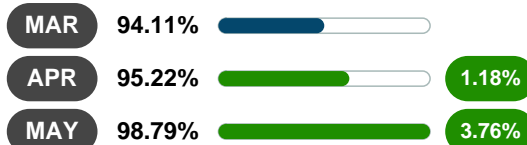


3 MONTHS

5 year MAY AVG = 95.96%

High Dec 2018 101.62% Low Jan 2018 86.22%

Average Sold/List Ratio this month at **98.79%**
above the 5 yr MAY average of **95.96%**



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
\$100,000 and less	2	8.33%	90.00%	90.00%	0.00%	0.00%	0.00%
\$100,001 - \$150,000	3	12.50%	91.76%	98.45%	78.37%	0.00%	0.00%
\$150,001 - \$200,000	3	12.50%	90.84%	89.39%	91.57%	0.00%	0.00%
\$200,001 - \$275,000	7	29.17%	96.46%	0.00%	97.30%	95.35%	0.00%
\$275,001 - \$350,000	3	12.50%	97.64%	0.00%	96.46%	100.00%	0.00%
\$350,001 - \$525,000	3	12.50%	130.54%	0.00%	130.54%	0.00%	0.00%
\$525,001 and up	3	12.50%	94.47%	0.00%	94.47%	0.00%	0.00%
Average Sold/List Ratio		98.80%		93.26%	101.25%	96.51%	0.00%
Total Closed Units		24	100%	5	15	4	
Total Closed Volume		6,603,500		526.00K	5.12M	962.50K	0.00B

May 2022



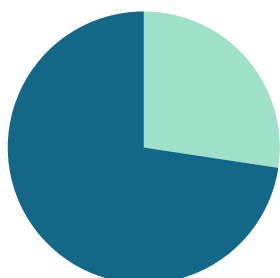
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Jun 13, 2022 for MLS Technology Inc.

INVENTORY

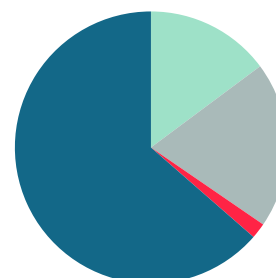


Inventory
 New Listings
43 = 27.39%
 Start Inventory
114
 Total Inventory Units
157
 Volume
\$46,458,624

Market Activity

Closed Sales
24 = 14.81%
 Pending Sales
32 = 19.75%
 Other Off Market
3 = 1.85%
 Active Inventory
103 = 63.58%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	31	24	-22.58%	123	105	-14.63%
Pending Sales	27	32	18.52%	137	126	-8.03%
New Listings	42	43	2.38%	167	174	4.19%
Average List Price	207,782	279,096	34.32%	196,766	241,610	22.79%
Average Sale Price	201,336	275,146	36.66%	190,469	233,198	22.43%
Average Percent of Selling Price to List Price	96.43%	98.79%	2.45%	96.02%	95.03%	-1.03%
Average Days on Market to Sale	51.61	55.38	7.29%	48.37	52.41	8.34%
Monthly Inventory	110	103	-6.36%	110	103	-6.36%
Months Supply of Inventory	4.43	4.35	-1.75%	4.43	4.35	-1.75%

Absorption: Last 12 months, an Average of **24** Sales/Month

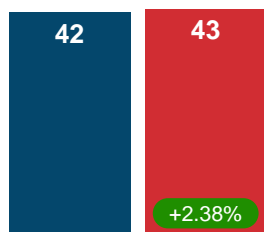
Inventory on May 31, 2022 = **103**

2021 **2022**

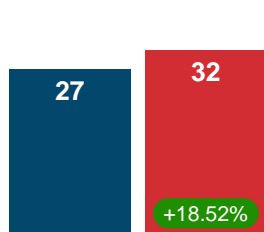
MAY MARKET

AVERAGE PRICES

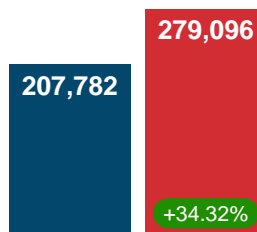
New Listings



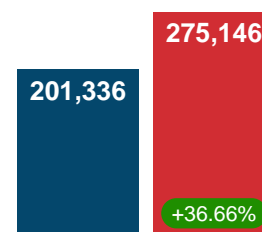
Pending Listings



List Price



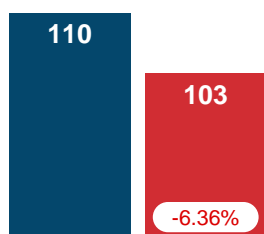
Sale Price



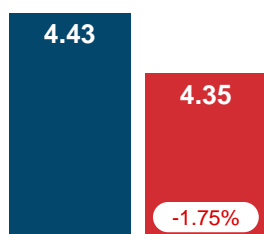
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

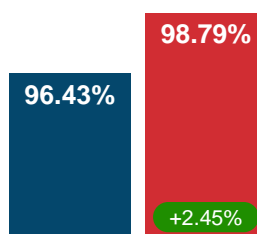
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

