

September 2022



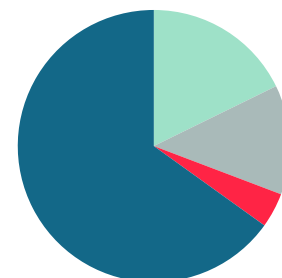
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Oct 11, 2022 for MLS Technology Inc.

Compared Metrics	September		
	2021	2022	+/-%
Closed Listings	30	30	0.00%
Pending Listings	22	22	0.00%
New Listings	47	35	-25.53%
Median List Price	162,450	187,500	15.42%
Median Sale Price	154,450	181,000	17.19%
Median Percent of Selling Price to List Price	96.33%	96.70%	0.38%
Median Days on Market to Sale	18.00	32.00	77.78%
End of Month Inventory	148	110	-25.68%
Months Supply of Inventory	6.06	4.49	-25.93%



■ Closed (17.75%)
■ Pending (13.02%)
■ Other OffMarket (4.14%)
■ Active (65.09%)

Absorption: Last 12 months, an Average of **25 Sales/Month Active Inventory** as of September 30, 2022 = **110**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2022 decreased **25.68%** to 110 existing homes available for sale. Over the last 12 months this area has had an average of 25 closed sales per month. This represents an unsold inventory index of **4.49** 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 **17.19%** in September 2022 to \$181,000 versus the previous year at \$154,450.

Median Days on Market Lengthens

The median number of **32.00** days that homes spent on the market before selling increased by 14.00 days or **77.78%** in September 2022 compared to last year's same month at **18.00** DOM.

Sales Success for September 2022 is Positive

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

There were 35 New Listings in September 2022, down **25.53%** from last year at 47. Furthermore, there were 30 Closed Listings this month versus last year at 30, a **0.00%** decrease.

Closed versus Listed trends yielded a **85.7%** ratio, up from previous year's, September 2021, at **63.8%**, a **34.29%** upswing. This will certainly create pressure on a decreasing 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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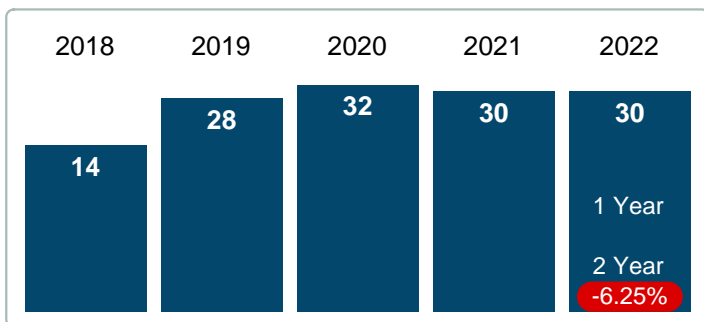
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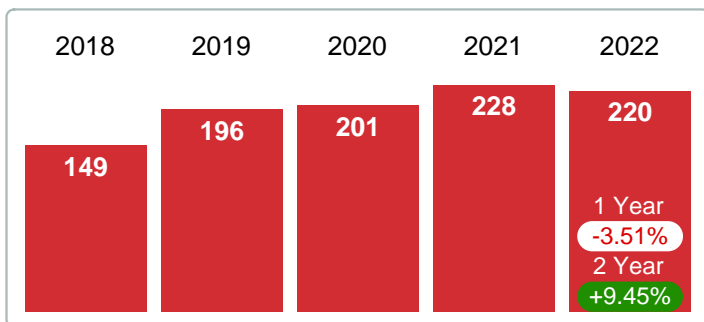
CLOSED LISTINGS

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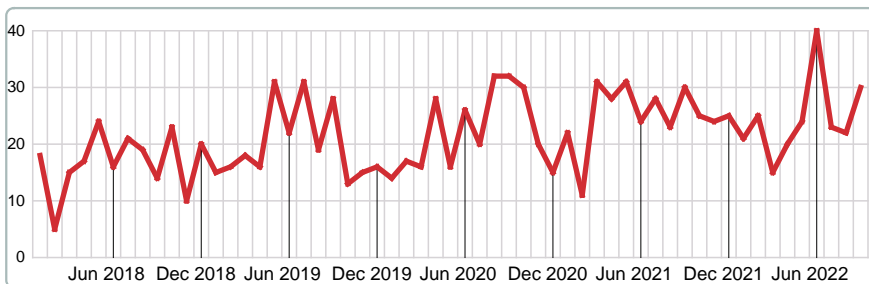
SEPTEMBER



YEAR TO DATE (YTD)

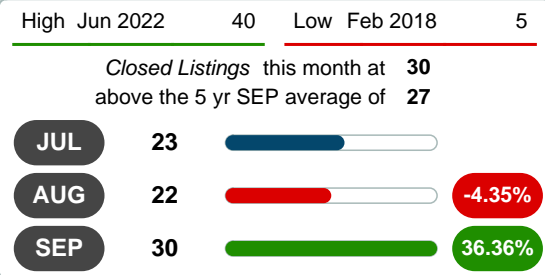


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 27



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	6.67%	54.5	1	1	0	0
\$75,001 - \$100,000	3	10.00%	61.0	3	0	0	0
\$100,001 - \$125,000	3	10.00%	36.0	1	2	0	0
\$125,001 - \$200,000	9	30.00%	13.0	2	6	1	0
\$200,001 - \$350,000	6	20.00%	48.5	2	2	2	0
\$350,001 - \$475,000	5	16.67%	47.0	0	1	4	0
\$475,001 and up	2	6.67%	56.0	0	1	1	0
Total Closed Units	30			9	13	8	0
Total Closed Volume	6,889,999	100%	32.0	1.36M	2.72M	2.82M	0.00B
Median Closed Price	\$181,000			\$122,500	\$158,000	\$362,500	\$0

September 2022



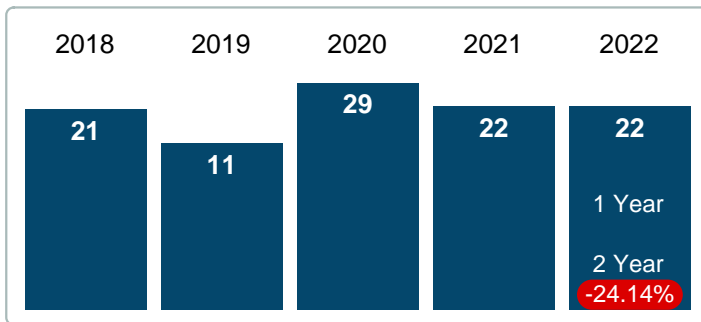
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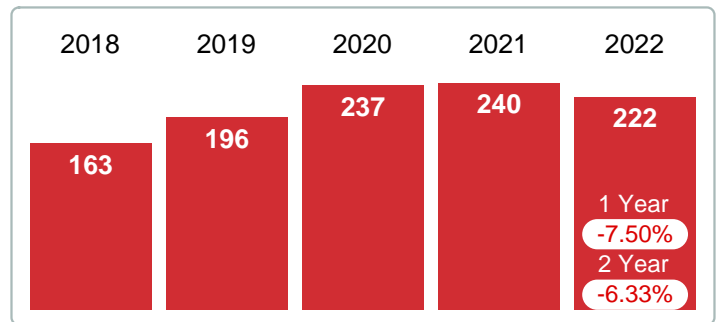
PENDING LISTINGS

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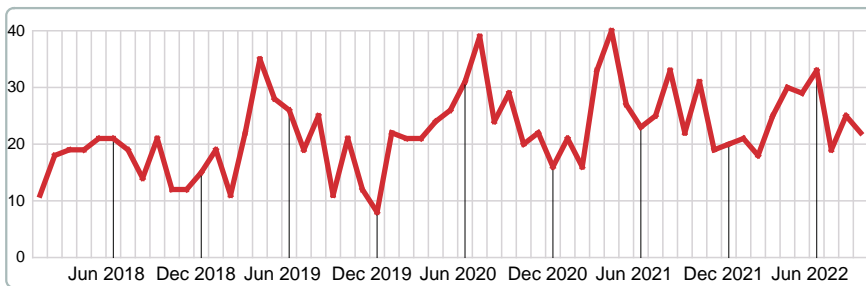
SEPTEMBER



YEAR TO DATE (YTD)

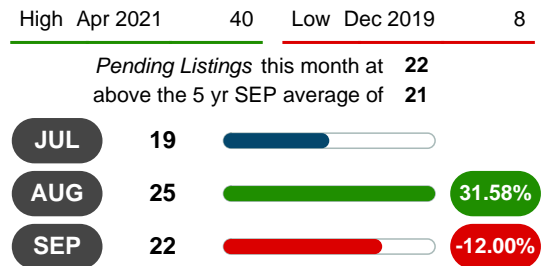


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 21



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	1	4.55%	21.0	1	0	0	0
\$50,001 - \$100,000	3	13.64%	9.0	1	2	0	0
\$100,001 - \$175,000	4	18.18%	51.5	1	3	0	0
\$175,001 - \$225,000	5	22.73%	49.0	2	3	0	0
\$225,001 - \$475,000	3	13.64%	56.0	0	2	1	0
\$475,001 - \$525,000	4	18.18%	37.0	0	3	1	0
\$525,001 and up	2	9.09%	45.0	0	0	1	1
Total Pending Units	22			5	13	3	1
Total Pending Volume	6,083,610			693.90K	3.34M	1.50M	549.90K
Median Listing Price	\$202,000			\$169,900	\$199,000	\$499,000	\$549,900

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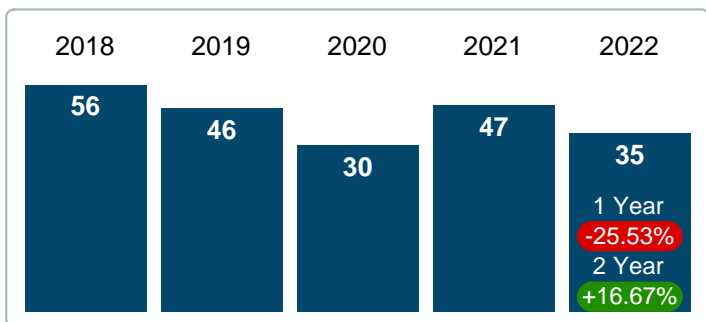
Area Delimited by County Of McIntosh - Residential Property Type



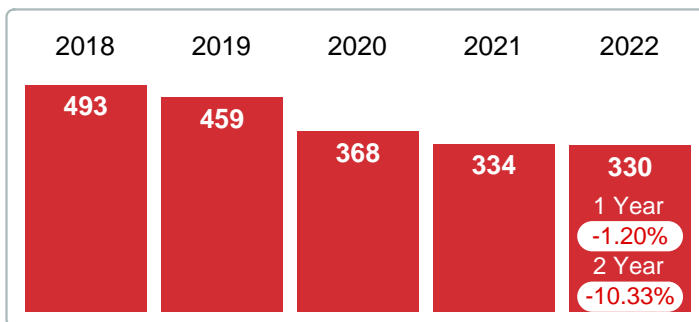
NEW LISTINGS

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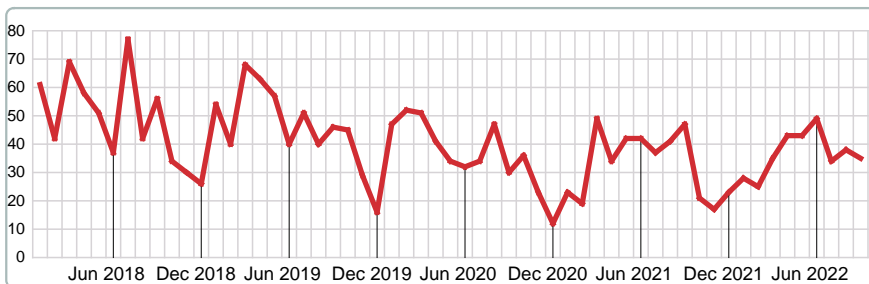
SEPTEMBER



YEAR TO DATE (YTD)

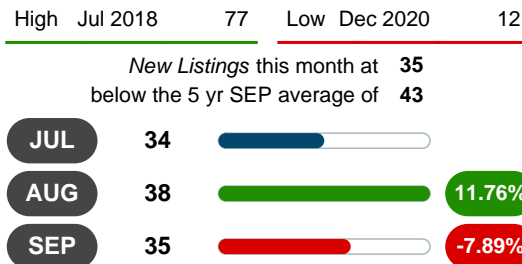


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 43



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	3	8.57%	2	1	0	0
\$100,001 - \$125,000	3	8.57%	2	1	0	0
\$125,001 - \$175,000	6	17.14%	2	3	1	0
\$175,001 - \$375,000	11	31.43%	2	6	3	0
\$375,001 - \$450,000	5	14.29%	1	3	1	0
\$450,001 - \$525,000	3	8.57%	0	2	1	0
\$525,001 and up	4	11.43%	0	0	3	1
Total New Listed Units	35		9	16	9	1
Total New Listed Volume	11,283,599	100%	1.56M	4.41M	4.62M	698.00K
Median New Listed Listing Price	\$249,900		\$135,000	\$234,900	\$385,000	\$698,000

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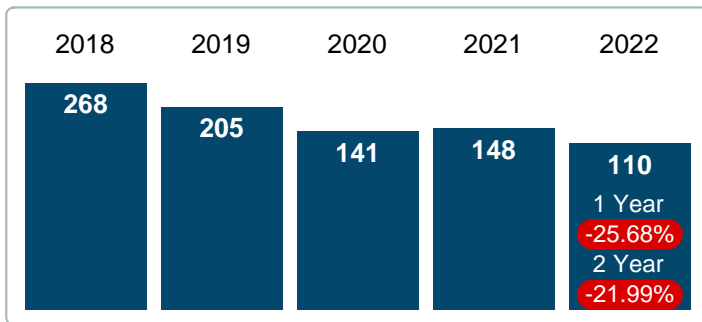
Area Delimited by County Of McIntosh - Residential Property Type



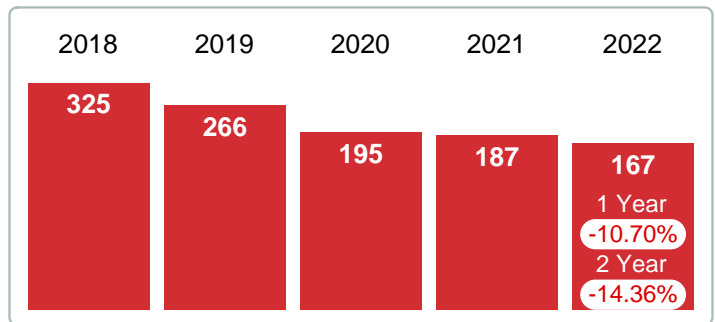
ACTIVE INVENTORY

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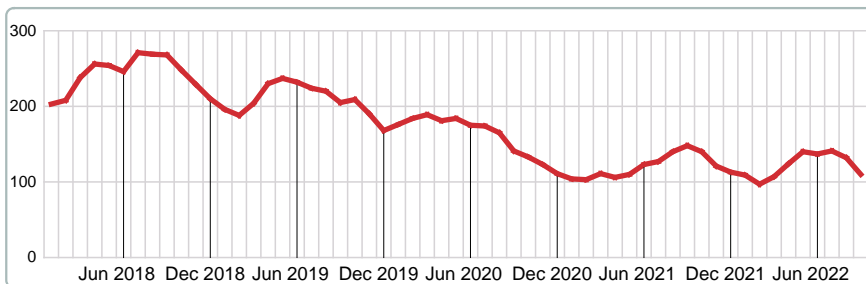
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

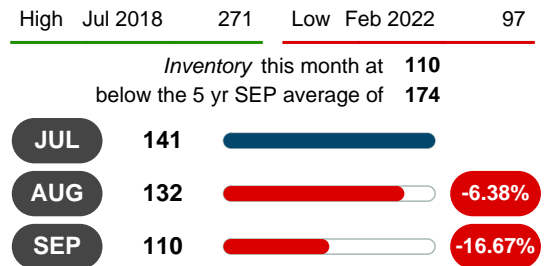


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 174



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	7.27%	106.5	6	2	0	0
\$100,001 - \$150,000	20	18.18%	46.5	7	12	1	0
\$150,001 - \$200,000	10	9.09%	76.5	2	7	1	0
\$200,001 - \$325,000	31	28.18%	66.0	7	18	5	1
\$325,001 - \$450,000	17	15.45%	65.0	1	9	6	1
\$450,001 - \$650,000	14	12.73%	58.0	1	7	5	1
\$650,001 and up	10	9.09%	95.5	1	2	3	4
Total Active Inventory by Units	110			25	57	21	7
Total Active Inventory by Volume	37,892,798	100%	66.0	5.91M	17.96M	9.34M	4.68M
Median Active Inventory Listing Price	\$257,500			\$150,000	\$250,000	\$375,000	\$698,000

September 2022



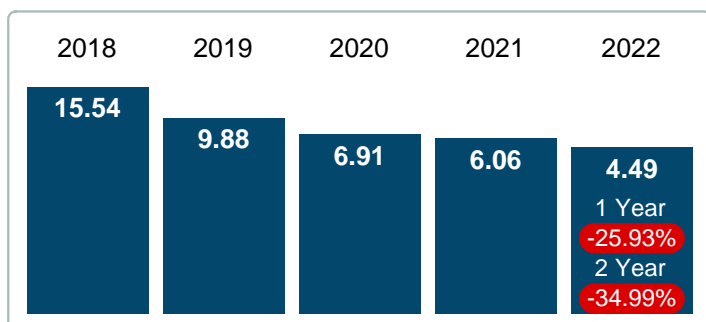
Area Delimited by County Of McIntosh - Residential Property Type



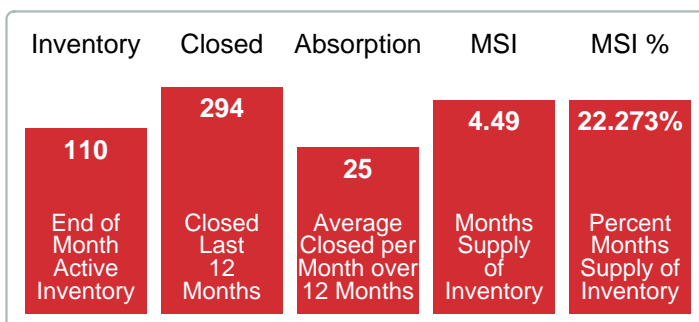
MONTHS SUPPLY of INVENTORY (MSI)

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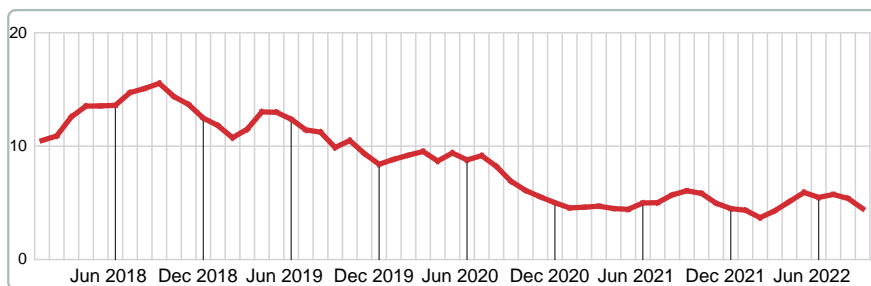
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2022



5 YEAR MARKET ACTIVITY TRENDS

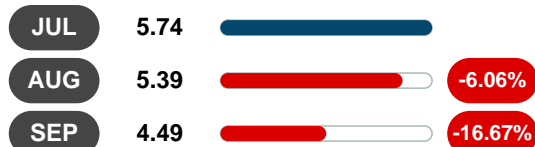


3 MONTHS

5 year SEP AVG = 8.57

High Sep 2018 15.54 Low Feb 2022 3.70

Months Supply this month at 4.49
below the 5 yr SEP average of 8.57



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
\$100,000 and less	8	7.27%	1.85	2.25	1.50	0.00	0.00
\$100,001 - \$150,000	20	18.18%	4.21	4.20	4.65	2.00	0.00
\$150,001 - \$200,000	10	9.09%	2.35	2.00	2.27	6.00	0.00
\$200,001 - \$325,000	31	28.18%	4.89	6.46	4.50	4.62	6.00
\$325,001 - \$450,000	17	15.45%	6.00	6.00	5.14	7.20	12.00
\$450,001 - \$650,000	14	12.73%	9.33	12.00	7.00	12.00	0.00
\$650,001 and up	10	9.09%	20.00	0.00	12.00	36.00	16.00
Market Supply of Inventory (MSI)			4.49	3.75	4.10	6.15	14.00
Total Active Inventory by Units		100%	4.49	25	57	21	7

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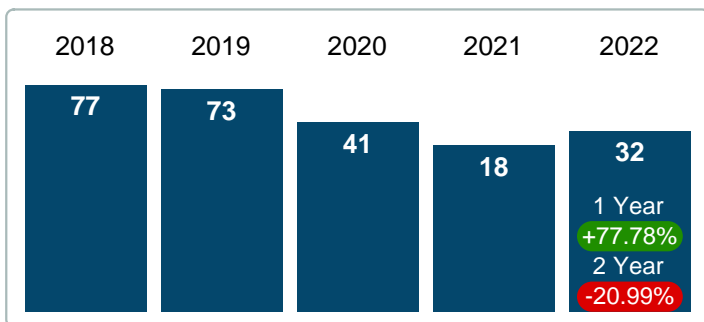
Area Delimited by County Of McIntosh - Residential Property Type



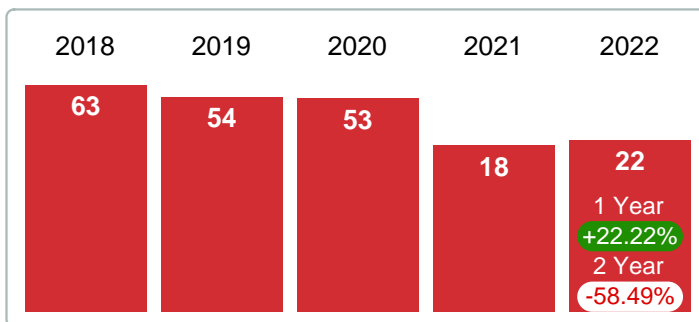
MEDIAN DAYS ON MARKET TO SALE

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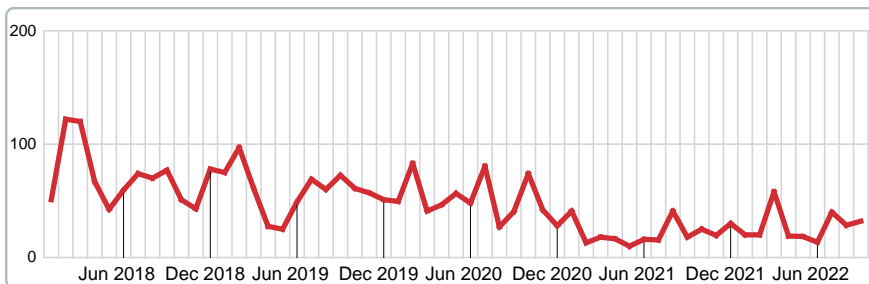
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 48

High Feb 2018 122 Low May 2021 10

Median Days on Market to Sale this month at 32 below the 5 yr SEP average of 48



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
\$75,000 and less	6.67%	55	26	83	0	0
\$75,001 - \$100,000	10.00%	61	61	0	0	0
\$100,001 - \$125,000	10.00%	36	37	22	0	0
\$125,001 - \$200,000	30.00%	13	41	19	1	0
\$200,001 - \$350,000	20.00%	49	23	38	230	0
\$350,001 - \$475,000	16.67%	47	0	19	62	0
\$475,001 and up	6.67%	56	0	2	110	0
Median Closed DOM		32	28	19	93	0
Total Closed Units	100%	30	9	13	8	
Total Closed Volume		6,889,999	1.36M	2.72M	2.82M	0.00B

September 2022



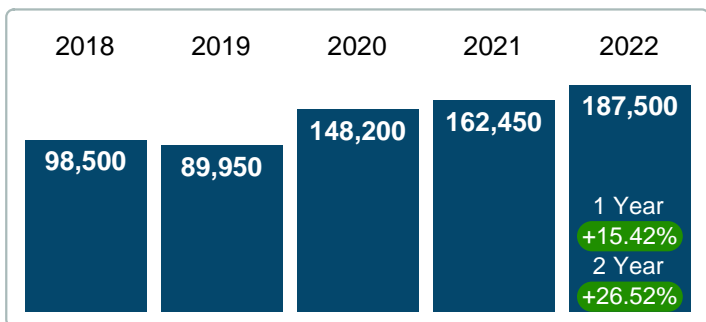
Area Delimited by County Of McIntosh - Residential Property Type



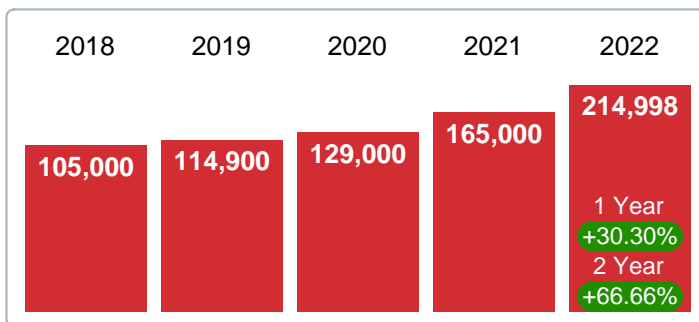
MEDIAN LIST PRICE AT CLOSING

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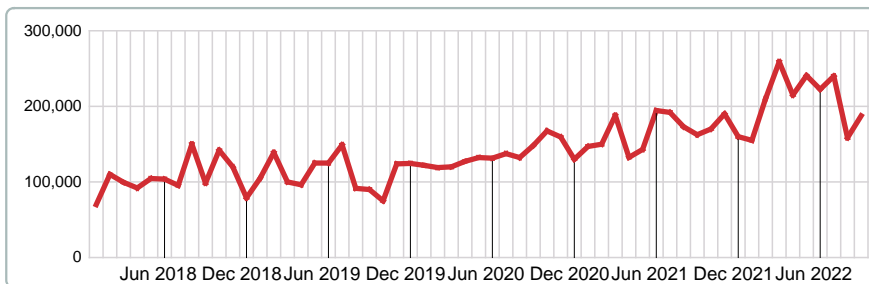
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

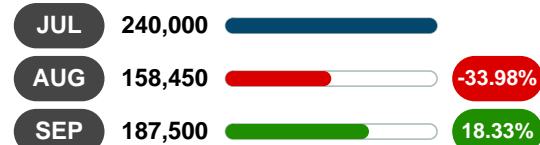


3 MONTHS

5 year SEP AVG = 137,320

High Mar 2022 259,000 Low Jan 2018 70,000

Median List Price at Closing this month at **187,500**
above the 5 yr SEP average of **137,320**



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
\$75,000 and less	6.67%	57,000	49,500	64,500	0	0
\$75,001 - \$100,000	3.33%	95,000	95,000	0	0	0
\$100,001 - \$125,000	13.33%	119,200	119,500	118,900	0	0
\$125,001 - \$200,000	36.67%	167,900	168,950	157,950	185,000	0
\$200,001 - \$350,000	13.33%	294,500	294,500	329,500	210,000	0
\$350,001 - \$475,000	20.00%	392,000	0	475,000	385,000	0
\$475,001 and up	6.67%	555,000	0	525,000	585,000	0
Median List Price		187,500	120,000	167,900	380,000	0
Total Closed Units	100%	187,500	9	13	8	0
Total Closed Volume		7,195,599	1.43M	2.81M	2.96M	0.00B

September 2022



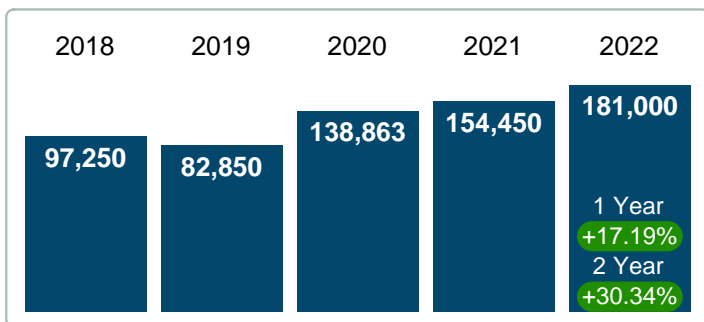
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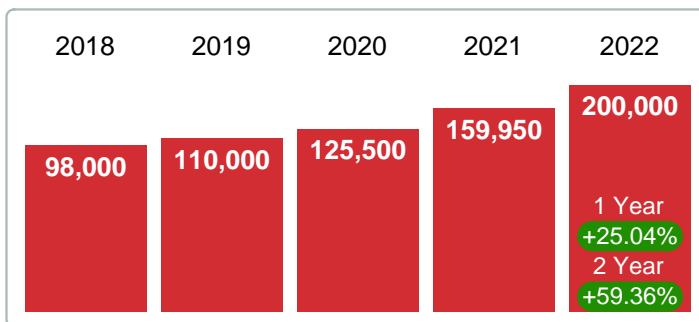
MEDIAN SOLD PRICE AT CLOSING

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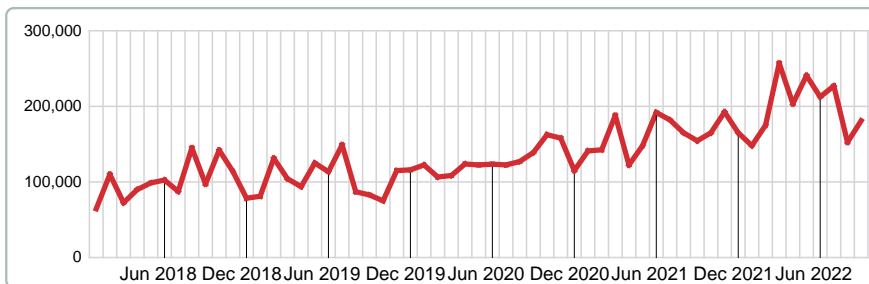
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

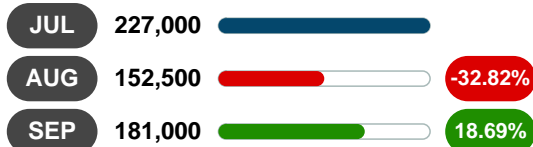


3 MONTHS

5 year SEP AVG = 130,882

High Mar 2022 257,000 Low Jan 2018 64,500

Median Sold Price at Closing this month at **181,000** above the 5 yr SEP average of **130,882**



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
\$75,000 and less	6.67%	41,500	48,000	35,000	0	0
\$75,001 - \$100,000	10.00%	90,000	90,000	0	0	0
\$100,001 - \$125,000	10.00%	116,000	122,500	115,500	0	0
\$125,001 - \$200,000	30.00%	145,000	166,500	149,000	145,000	0
\$200,001 - \$350,000	20.00%	291,500	291,500	263,000	280,000	0
\$350,001 - \$475,000	16.67%	370,000	0	475,000	367,500	0
\$475,001 and up	6.67%	545,000	0	525,000	565,000	0
Median Sold Price		181,000	122,500	158,000	362,500	0
Total Closed Units	100%	181,000	9	13	8	0
Total Closed Volume		6,889,999	1.36M	2.72M	2.82M	0.00B

September 2022



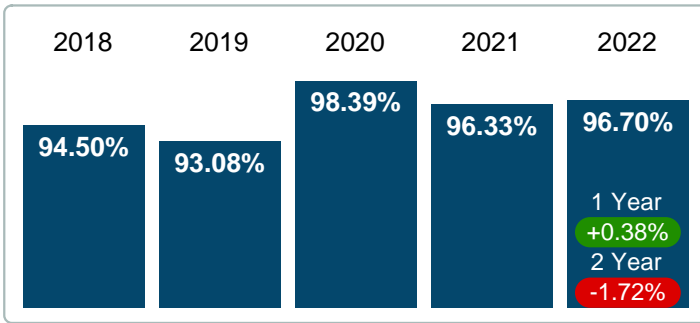
Area Delimited by County Of McIntosh - Residential Property Type



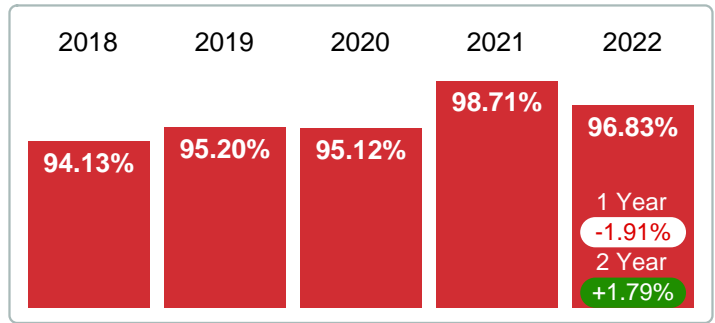
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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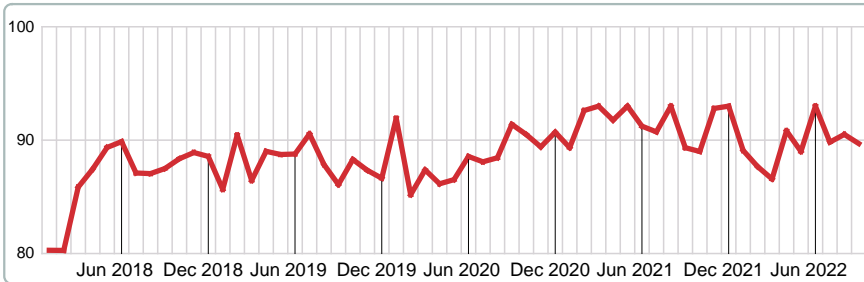
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

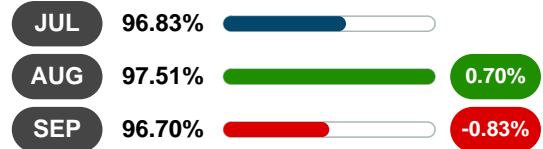


3 MONTHS

5 year SEP AVG = 95.80%

High Jun 2022 100.00% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **96.70%**
above the 5 yr SEP average of **95.80%**



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
\$75,000 and less	2	6.67%	75.62%	96.97%	54.26%	0.00%	0.00%
\$75,001 - \$100,000	3	10.00%	83.68%	83.68%	0.00%	0.00%	0.00%
\$100,001 - \$125,000	3	10.00%	88.46%	102.08%	85.69%	0.00%	0.00%
\$125,001 - \$200,000	9	30.00%	95.24%	97.97%	97.62%	78.38%	0.00%
\$200,001 - \$350,000	6	20.00%	99.00%	99.00%	100.42%	93.86%	0.00%
\$350,001 - \$475,000	5	16.67%	98.04%	0.00%	100.00%	97.07%	0.00%
\$475,001 and up	2	6.67%	98.29%	0.00%	100.00%	96.58%	0.00%
Median Sold/List Ratio		96.70%		96.97%	96.81%	96.34%	0.00%
Total Closed Units		30	100%	96.70%	9	13	8
Total Closed Volume		6,889,999			1.36M	2.72M	2.82M

September 2022



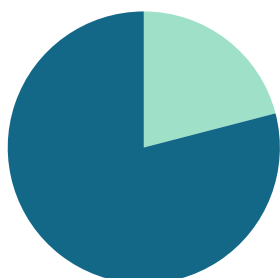
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Oct 11, 2022 for MLS Technology Inc.

INVENTORY

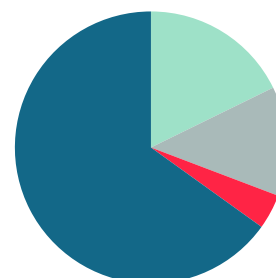


Inventory
 New Listings
35 = 20.96%
 Start Inventory
132
 Total Inventory Units
167
 Volume
\$53,039,507

Market Activity

Closed Sales
30 = 17.75%
 Pending Sales
22 = 13.02%
 Other Off Market
7 = 4.14%
 Active Inventory
110 = 65.09%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	30	30	0.00%	228	220	-3.51%
Pending Sales	22	22	0.00%	240	222	-7.50%
New Listings	47	35	-25.53%	334	330	-1.20%
Median List Price	162,450	187,500	15.42%	165,000	214,998	30.30%
Median Sale Price	154,450	181,000	17.19%	159,950	200,000	25.04%
Median Percent of Selling Price to List Price	96.33%	96.70%	0.38%	98.71%	96.83%	-1.91%
Median Days on Market to Sale	18.00	32.00	77.78%	18.00	22.00	22.22%
Monthly Inventory	148	110	-25.68%	148	110	-25.68%
Months Supply of Inventory	6.06	4.49	-25.93%	6.06	4.49	-25.93%

Absorption: Last 12 months, an Average of **25** Sales/Month

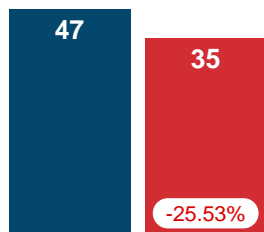
Inventory on September 30, 2022 = **110**

2021 **2022**

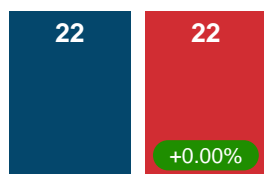
SEPTEMBER MARKET

MEDIAN PRICES

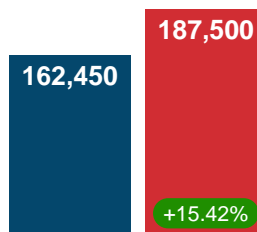
New Listings



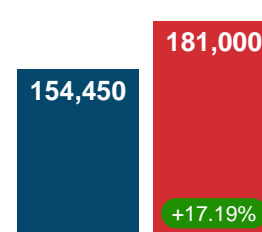
Pending Listings



List Price



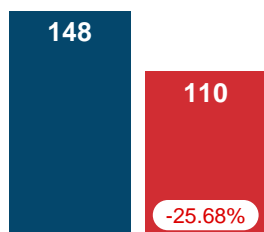
Sale Price



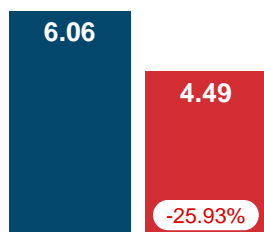
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

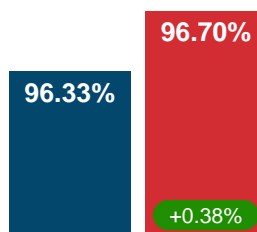
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

