

# November 2022



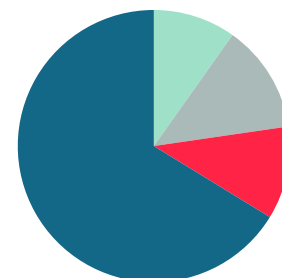
Area Delimited by County Of McIntosh - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Dec 12, 2022 for MLS Technology Inc.

Compared Metrics	November		
	2021	2022	+/-%
Closed Listings	24	16	-33.33%
Pending Listings	19	21	10.53%
New Listings	17	36	111.76%
Median List Price	190,000	199,450	4.97%
Median Sale Price	192,500	195,000	1.30%
Median Percent of Selling Price to List Price	99.80%	97.46%	-2.35%
Median Days on Market to Sale	19.50	34.50	76.92%
End of Month Inventory	121	108	-10.74%
Months Supply of Inventory	4.97	4.61	-7.25%



■ Closed (9.82%)  
■ Pending (12.88%)  
■ Other OffMarket (11.04%)  
■ Active (66.26%)

**Absorption:** Last 12 months, an Average of **23** Sales/Month  
**Active Inventory** as of November 30, 2022 = **108**

### Analysis Wrap-Up

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

The total housing inventory at the end of November 2022 decreased **10.74%** to 108 existing homes available for sale. Over the last 12 months this area has had an average of 23 closed sales per month. This represents an unsold inventory index of **4.61** 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 **1.30%** in November 2022 to \$195,000 versus the previous year at \$192,500.

#### Median Days on Market Lengthens

The median number of **34.50** days that homes spent on the market before selling increased by 15.00 days or **76.92%** in November 2022 compared to last year's same month at **19.50** DOM.

#### Sales Success for November 2022 is Positive

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

There were 36 New Listings in November 2022, up **111.76%** from last year at 17. Furthermore, there were 16 Closed Listings this month versus last year at 24, a **-33.33%** decrease.

Closed versus Listed trends yielded a **44.4%** ratio, down from previous year's, November 2021, at **141.2%**, a **68.52%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

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

### 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

# November 2022



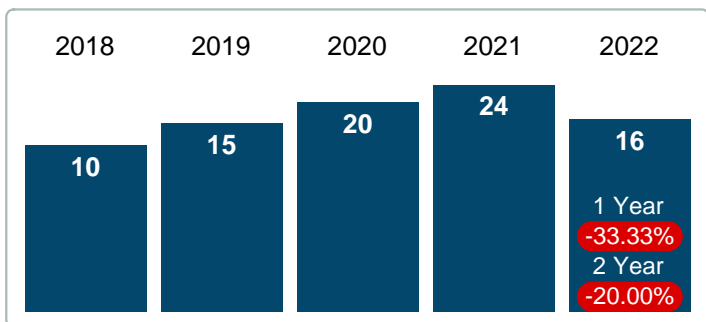
Area Delimited by County Of McIntosh - Residential Property Type



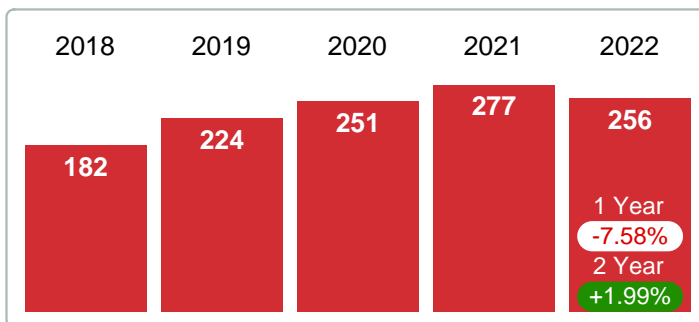
## CLOSED LISTINGS

Report produced on Dec 12, 2022 for MLS Technology Inc.

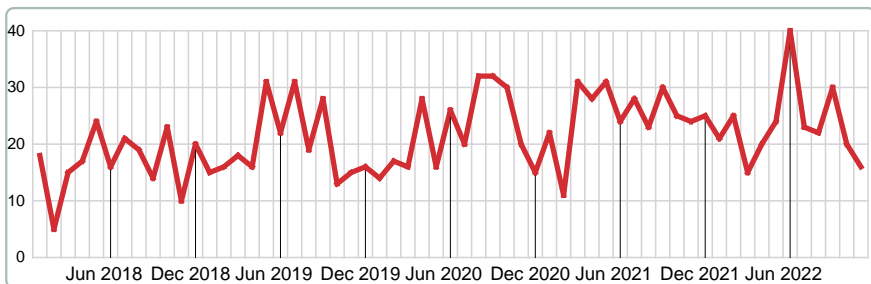
### NOVEMBER



### YEAR TO DATE (YTD)

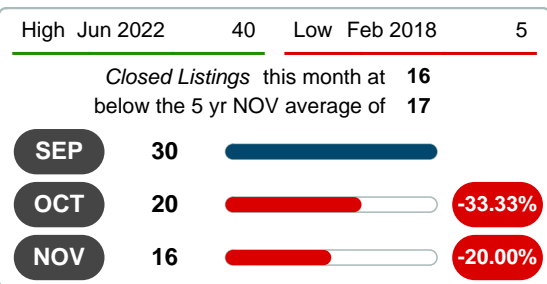


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 17



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	1	6.25%	11.0	0	1	0	0
\$100,001 - \$125,000	2	12.50%	97.0	1	1	0	0
\$125,001 - \$175,000	3	18.75%	13.0	2	1	0	0
\$175,001 - \$200,000	3	18.75%	94.0	1	2	0	0
\$200,001 - \$225,000	3	18.75%	5.0	1	2	0	0
\$225,001 - \$500,000	3	18.75%	107.0	0	2	1	0
\$500,001 and up	1	6.25%	35.0	0	0	1	0
<b>Total Closed Units</b>			<b>16</b>	<b>5</b>	<b>9</b>	<b>2</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>100%</b>	<b>34.5</b>	<b>811.25K</b>	<b>1.85M</b>	<b>948.00K</b>	<b>0.00B</b>
<b>Median Closed Price</b>			<b>\$195,000</b>	<b>\$155,000</b>	<b>\$200,000</b>	<b>\$474,000</b>	<b>\$0</b>

# November 2022



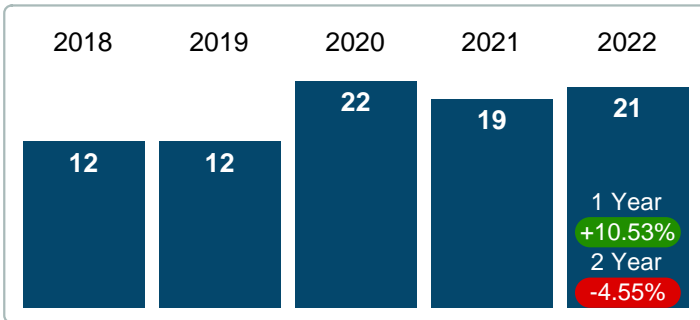
Area Delimited by County Of McIntosh - Residential Property Type



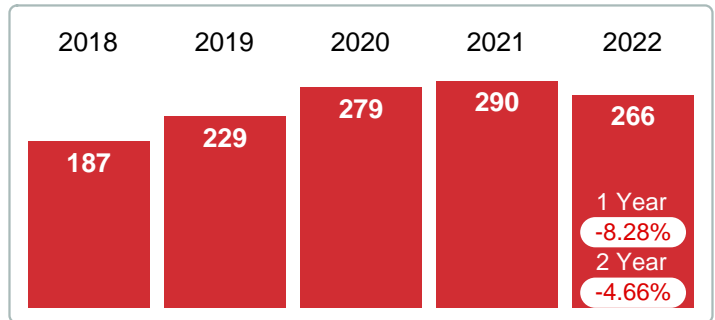
## PENDING LISTINGS

Report produced on Dec 12, 2022 for MLS Technology Inc.

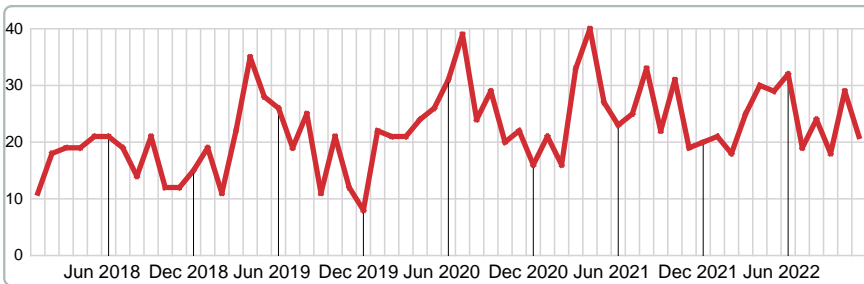
### NOVEMBER



### YEAR TO DATE (YTD)

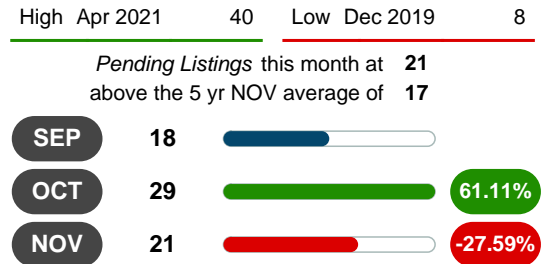


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 17



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	9.52%	77.5	0	2	0	0
\$75,001 - \$100,000	1	4.76%	22.0	0	1	0	0
\$100,001 - \$150,000	4	19.05%	26.5	2	2	0	0
\$150,001 - \$225,000	6	28.57%	14.5	3	2	1	0
\$225,001 - \$275,000	4	19.05%	6.5	3	1	0	0
\$275,001 - \$275,000	0	0.00%	6.5	0	0	0	0
\$275,001 and up	4	19.05%	103.0	0	4	0	0
<b>Total Pending Units</b>	<b>21</b>			<b>8</b>	<b>12</b>	<b>1</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>4,067,600</b>	<b>100%</b>	<b>22.0</b>	<b>1.55M</b>	<b>2.31M</b>	<b>207.70K</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$190,000</b>			<b>\$205,000</b>	<b>\$189,000</b>	<b>\$207,700</b>	<b>\$0</b>

# November 2022



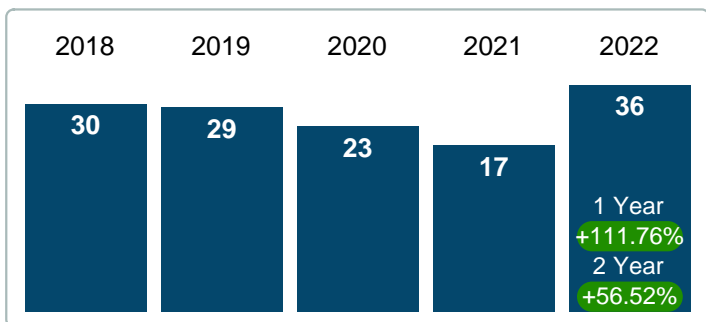
Area Delimited by County Of McIntosh - Residential Property Type



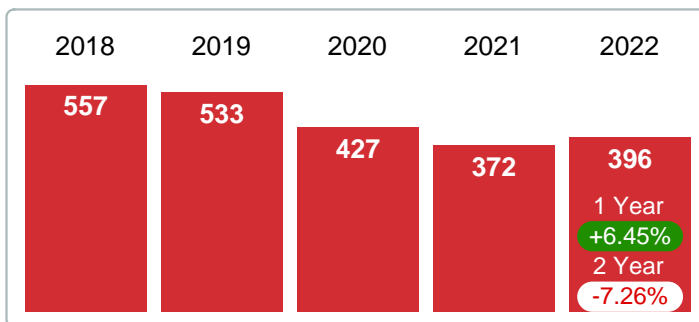
## NEW LISTINGS

Report produced on Dec 12, 2022 for MLS Technology Inc.

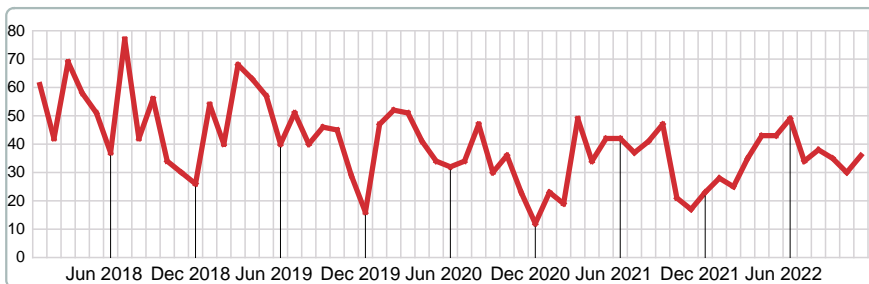
### NOVEMBER



### YEAR TO DATE (YTD)

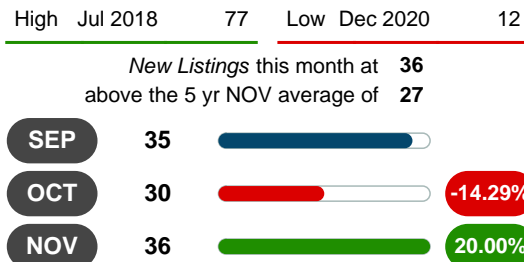


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 27



### 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	8.33%	1	2	0	0
\$100,001 - \$175,000	7	19.44%	2	5	0	0
\$175,001 - \$200,000	3	8.33%	1	2	0	0
\$200,001 - \$275,000	9	25.00%	4	4	0	1
\$275,001 - \$425,000	6	16.67%	0	3	2	1
\$425,001 - \$675,000	5	13.89%	0	5	0	0
\$675,001 and up	3	8.33%	1	0	1	1
<b>Total New Listed Units</b>	<b>36</b>		<b>9</b>	<b>21</b>	<b>3</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>14,851,188</b>	<b>100%</b>	<b>4.46M</b>	<b>6.00M</b>	<b>3.01M</b>	<b>1.39M</b>
<b>Median New Listed Listing Price</b>	<b>\$247,500</b>		<b>\$210,000</b>	<b>\$265,000</b>	<b>\$340,000</b>	<b>\$425,000</b>

# November 2022



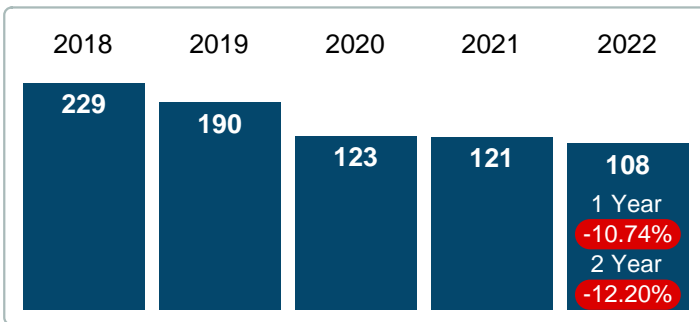
Area Delimited by County Of McIntosh - Residential Property Type



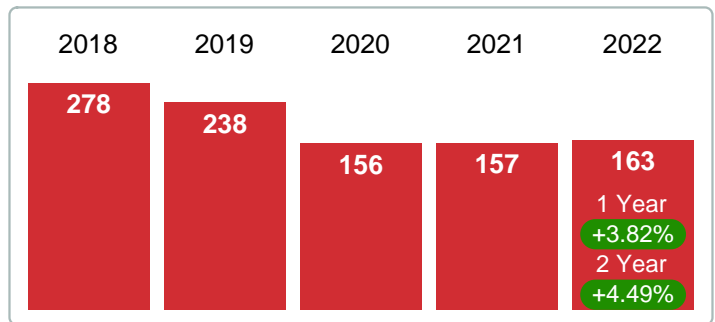
## ACTIVE INVENTORY

Report produced on Dec 12, 2022 for MLS Technology Inc.

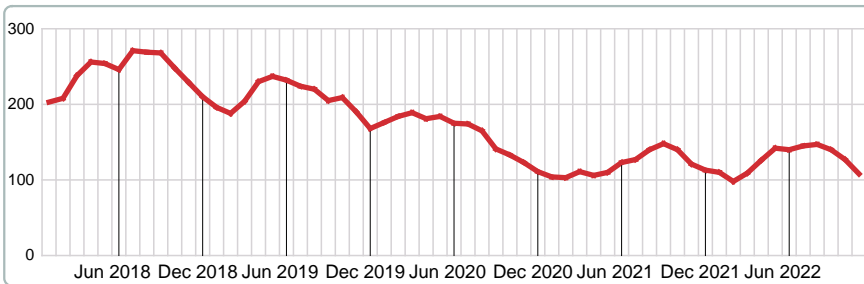
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

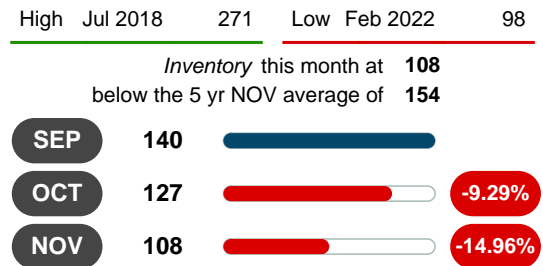


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 154



### 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	10	9.26%	77.5	6	3	1	0
\$75,001 - \$125,000	11	10.19%	70.0	5	6	0	0
\$125,001 - \$200,000	18	16.67%	70.0	4	12	2	0
\$200,001 - \$325,000	28	25.93%	60.5	6	15	5	2
\$325,001 - \$450,000	17	15.74%	79.0	1	9	5	2
\$450,001 - \$625,000	14	12.96%	94.5	1	8	4	1
\$625,001 and up	10	9.26%	62.5	2	2	2	4
<b>Total Active Inventory by Units</b>	<b>108</b>			<b>25</b>	<b>55</b>	<b>19</b>	<b>9</b>
<b>Total Active Inventory by Volume</b>	<b>39,449,227</b>	<b>100%</b>	<b>71.5</b>	<b>8.58M</b>	<b>16.33M</b>	<b>9.41M</b>	<b>5.13M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$272,500</b>			<b>\$137,000</b>	<b>\$269,000</b>	<b>\$340,000</b>	<b>\$579,000</b>

# November 2022



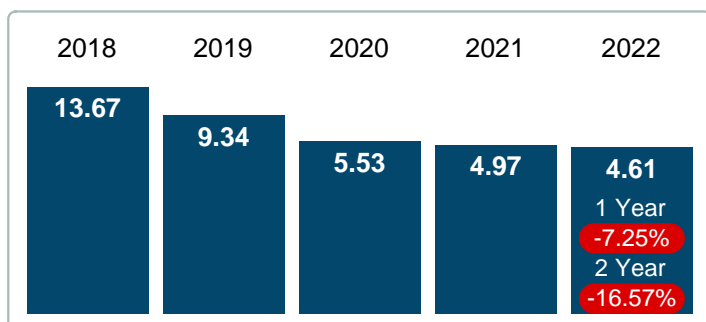
Area Delimited by County Of McIntosh - Residential Property Type



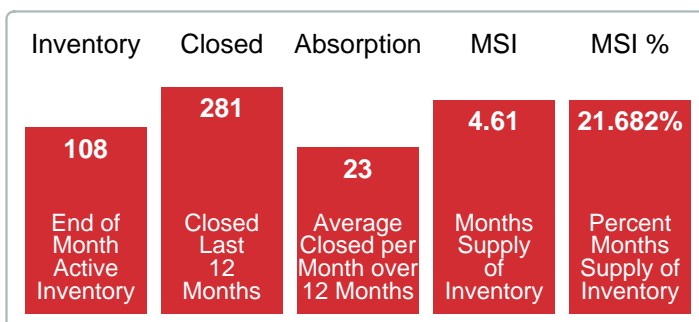
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Dec 12, 2022 for MLS Technology Inc.

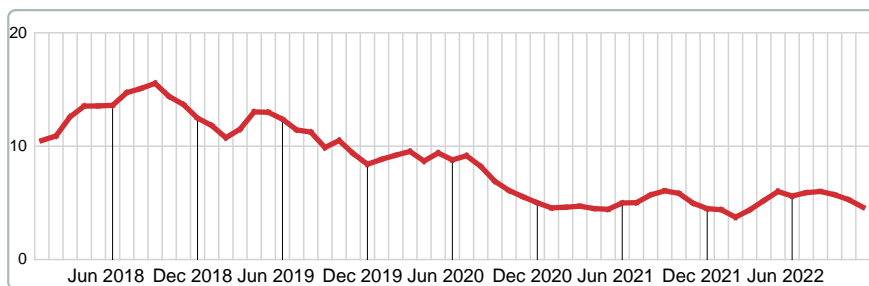
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2022



### 5 YEAR MARKET ACTIVITY TRENDS

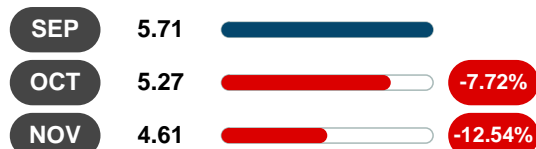


### 3 MONTHS

5 year NOV AVG = 7.63

High Sep 2018 15.54 Low Feb 2022 3.73

Months Supply this month at **4.61**  
below the 5 yr NOV average of **7.63**



### 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	10	9.26%	4.29	4.00	4.00	12.00	0.00
\$75,001 - \$125,000	11	10.19%	2.87	3.53	2.77	0.00	0.00
\$125,001 - \$200,000	18	16.67%	2.70	1.92	2.94	4.00	0.00
\$200,001 - \$325,000	28	25.93%	5.01	6.00	4.39	4.62	24.00
\$325,001 - \$450,000	17	15.74%	6.00	6.00	5.68	5.00	24.00
\$450,001 - \$625,000	14	12.96%	8.40	12.00	6.86	9.60	0.00
\$625,001 and up	10	9.26%	20.00	0.00	24.00	12.00	16.00
Market Supply of Inventory (MSI)			4.61	4.00	4.15	5.43	21.60
Total Active Inventory by Units		100%	4.61	25	55	19	9

# November 2022



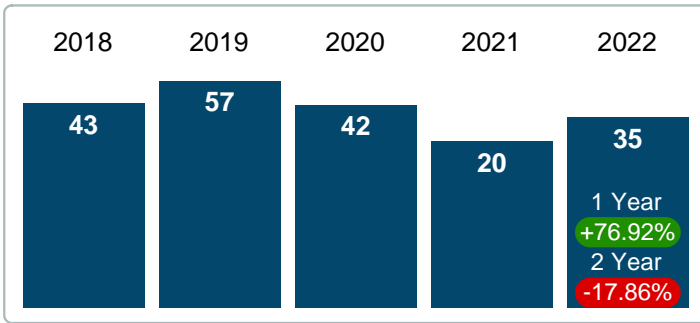
Area Delimited by County Of McIntosh - Residential Property Type



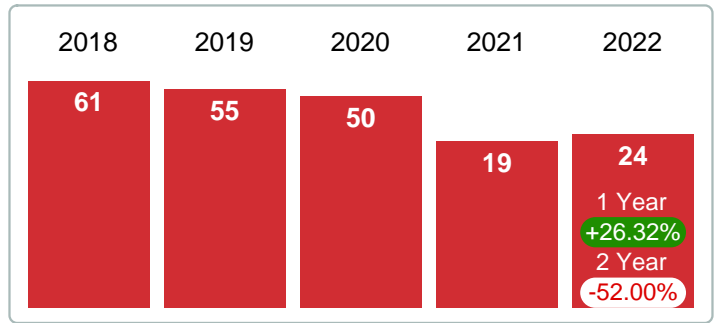
## MEDIAN DAYS ON MARKET TO SALE

Report produced on Dec 12, 2022 for MLS Technology Inc.

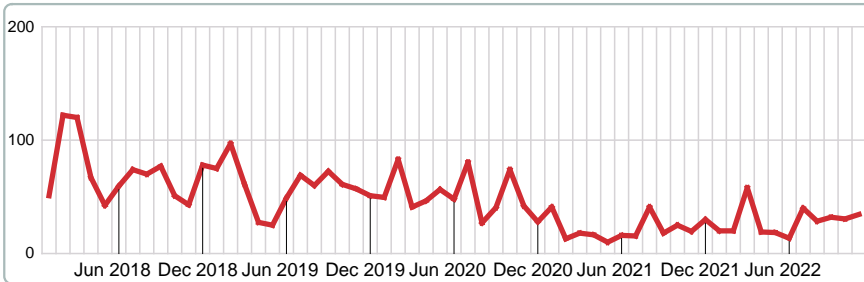
### NOVEMBER



### YEAR TO DATE (YTD)

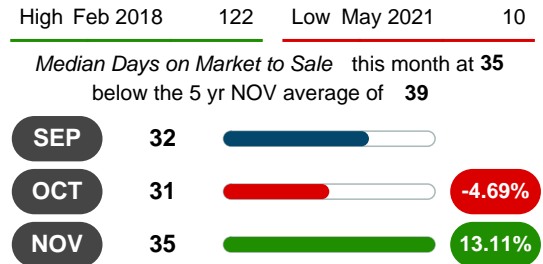


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 39



### 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
\$100,000 and less	6.25%	11	0	11	0	0
\$100,001 - \$125,000	12.50%	97	132	62	0	0
\$125,001 - \$175,000	18.75%	13	15	8	0	0
\$175,001 - \$200,000	18.75%	94	105	56	0	0
\$200,001 - \$225,000	18.75%	5	5	52	0	0
\$225,001 - \$500,000	18.75%	107	0	77	107	0
\$500,001 and up	6.25%	35	0	0	35	0
Median Closed DOM		35	17	34	71	0
Total Closed Units	100%	34.5	5	9	2	
Total Closed Volume		3,604,754	811.25K	1.85M	948.00K	0.00B

# November 2022



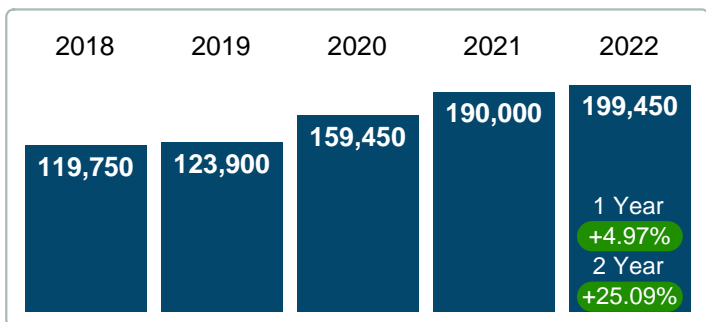
Area Delimited by County Of McIntosh - Residential Property Type



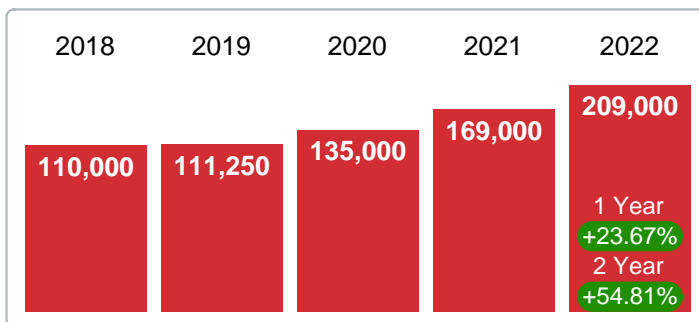
## MEDIAN LIST PRICE AT CLOSING

Report produced on Dec 12, 2022 for MLS Technology Inc.

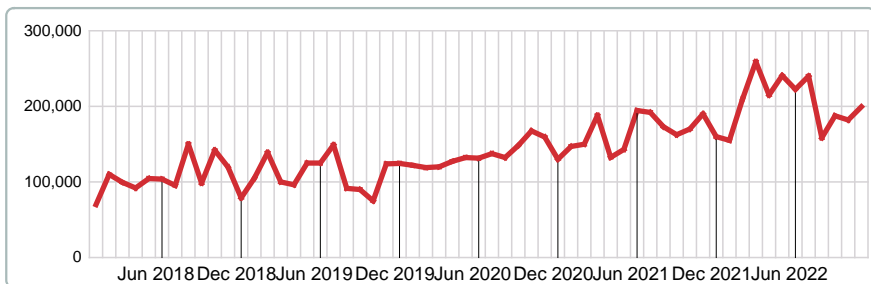
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

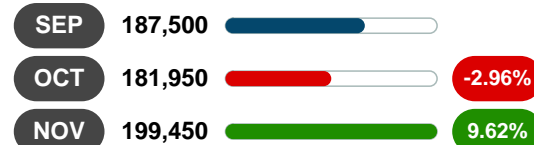


### 3 MONTHS

5 year NOV AVG = 158,510

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

Median List Price at Closing this month at **199,450**  
above the 5 yr NOV average of **158,510**



### 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
\$100,000 and less	1	6.25%	69,500	0	69,500	0	0
\$100,001 - \$125,000	2	12.50%	120,400	124,900	115,900	0	0
\$125,001 - \$175,000	3	18.75%	132,500	143,750	129,500	0	0
\$175,001 - \$200,000	3	18.75%	199,000	190,000	199,450	0	0
\$200,001 - \$225,000	3	18.75%	210,000	225,000	207,500	0	0
\$225,001 - \$500,000	3	18.75%	449,000	0	374,950	449,000	0
\$500,001 and up	1	6.25%	527,000	0	0	527,000	0
Median List Price			199,450	155,000	199,900	488,000	0
Total Closed Units		100%	199,450	5	9	2	
Total Closed Volume			3,682,100	827.40K	1.88M	976.00K	0.00B



# November 2022



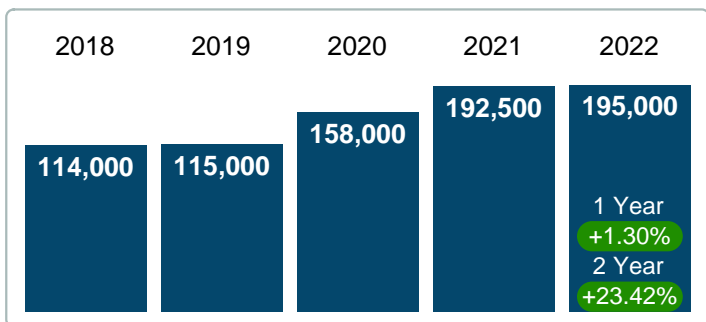
Area Delimited by County Of McIntosh - Residential Property Type



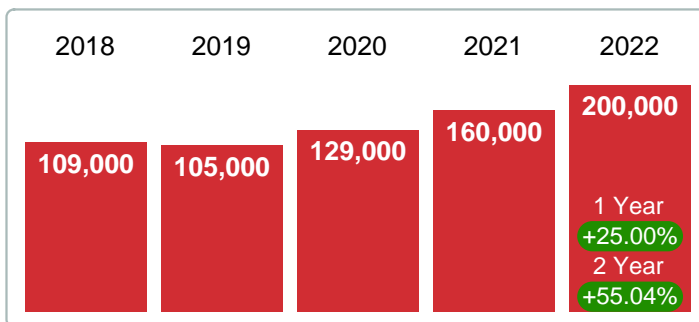
## MEDIAN SOLD PRICE AT CLOSING

Report produced on Dec 12, 2022 for MLS Technology Inc.

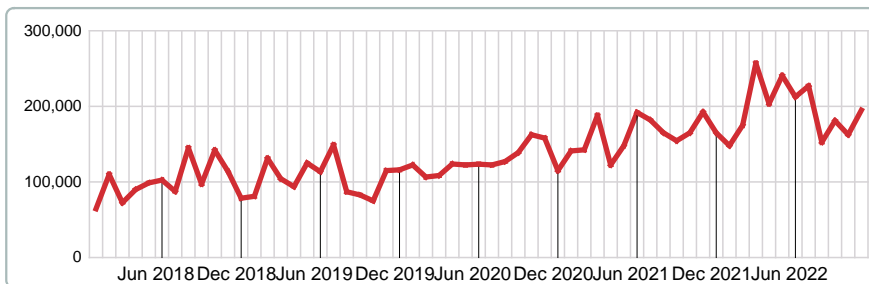
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

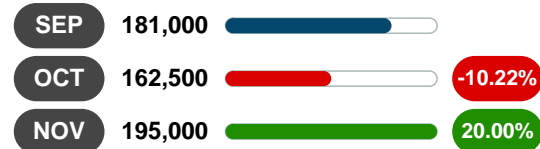


### 3 MONTHS

5 year NOV AVG = 154,900

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

Median Sold Price at Closing this month at 195,000 above the 5 yr NOV average of 154,900



### 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
\$100,000 and less	1	6.25%	61,500	0	61,500	0	0
\$100,001 - \$125,000	2	12.50%	109,000	115,000	103,000	0	0
\$125,001 - \$175,000	3	18.75%	140,254	147,627	126,000	0	0
\$175,001 - \$200,000	3	18.75%	190,000	176,000	195,000	0	0
\$200,001 - \$225,000	3	18.75%	220,000	225,000	212,500	0	0
\$225,001 - \$500,000	3	18.75%	433,000	0	370,000	433,000	0
\$500,001 and up	1	6.25%	515,000	0	0	515,000	0
Median Sold Price			195,000	155,000	200,000	474,000	0
Total Closed Units		100%	195,000	5	9	2	
Total Closed Volume			3,604,754	811.25K	1.85M	948.00K	0.00B

# November 2022



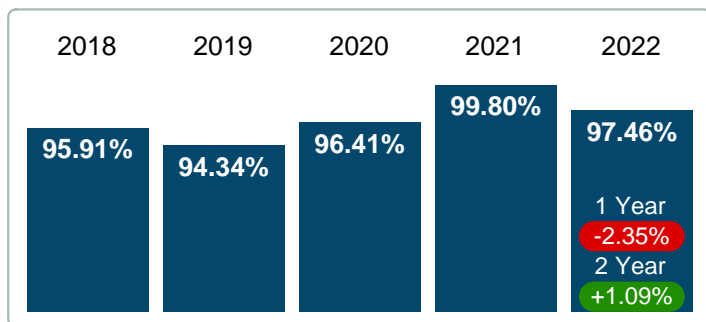
Area Delimited by County Of McIntosh - Residential Property Type



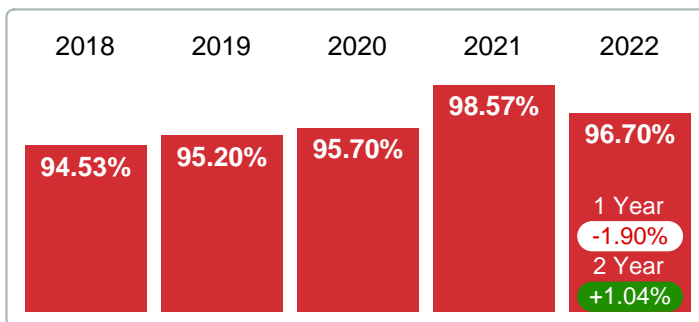
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Dec 12, 2022 for MLS Technology Inc.

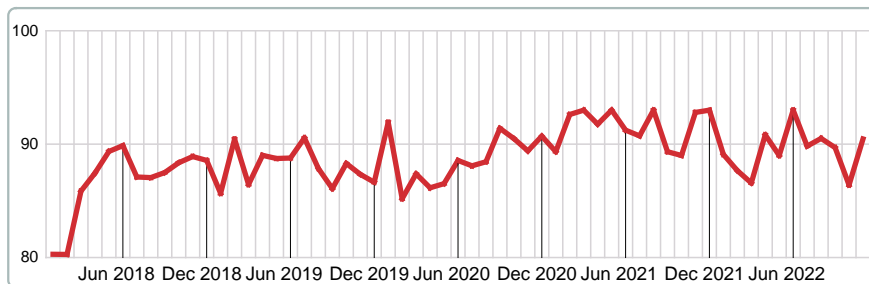
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

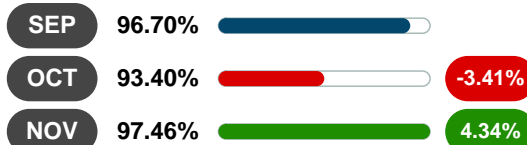


### 3 MONTHS

5 year NOV AVG = 96.78%

High Jun 2022 100.00% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **97.46%**  
equal to 5 yr NOV average of **96.78%**



### 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
\$100,000 and less	1	6.25%	88.49%	0.00%	88.49%	0.00%	0.00%
\$100,001 - \$125,000	2	12.50%	90.47%	92.07%	88.87%	0.00%	0.00%
\$125,001 - \$175,000	3	18.75%	100.00%	102.93%	97.30%	0.00%	0.00%
\$175,001 - \$200,000	3	18.75%	92.68%	92.63%	96.59%	0.00%	0.00%
\$200,001 - \$225,000	3	18.75%	100.00%	100.00%	103.84%	0.00%	0.00%
\$225,001 - \$500,000	3	18.75%	96.44%	0.00%	98.02%	96.44%	0.00%
\$500,001 and up	1	6.25%	97.72%	0.00%	0.00%	97.72%	0.00%
Median Sold/List Ratio		97.46%		100.00%	97.30%	97.08%	0.00%
Total Closed Units		16	100%	5	9	2	
Total Closed Volume		3,604,754		811.25K	1.85M	948.00K	0.00B

# November 2022



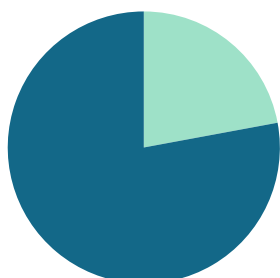
Area Delimited by County Of McIntosh - Residential Property Type



## MARKET SUMMARY

Report produced on Dec 12, 2022 for MLS Technology Inc.

### INVENTORY



**Inventory**

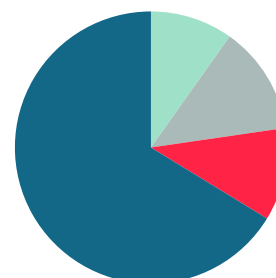
- New Listings **36 = 22.09%**
- Start Inventory **127**
- Total Inventory Units **163**
- Volume **\$55,224,027**

### Market Activity

**Market Activity**

- Closed Sales **16 = 9.82%**
- Pending Sales **21 = 12.88%**
- Other Off Market **18 = 11.04%**
- Active Inventory **108 = 66.26%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	24	16	-33.33%	277	256	-7.58%
Pending Sales	19	21	10.53%	290	266	-8.28%
New Listings	17	36	111.76%	372	396	6.45%
Median List Price	190,000	199,450	4.97%	169,000	209,000	23.67%
Median Sale Price	192,500	195,000	1.30%	160,000	200,000	25.00%
Median Percent of Selling Price to List Price	99.80%	97.46%	-2.35%	98.57%	96.70%	-1.90%
Median Days on Market to Sale	19.50	34.50	76.92%	19.00	24.00	26.32%
Monthly Inventory	121	108	-10.74%	121	108	-10.74%
Months Supply of Inventory	4.97	4.61	-7.25%	4.97	4.61	-7.25%

**Absorption:** Last 12 months, an Average of **23** Sales/Month

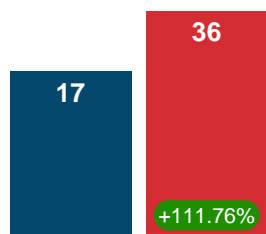
**Inventory** on November 30, 2022 = **108**

**2021** **2022**

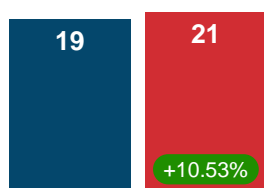
### NOVEMBER MARKET

### MEDIAN PRICES

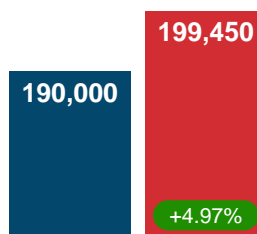
#### New Listings



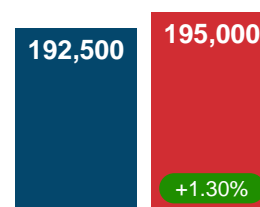
#### Pending Listings



#### List Price



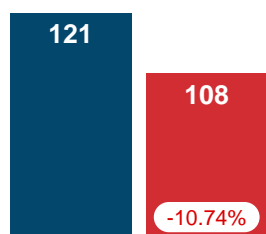
#### Sale Price



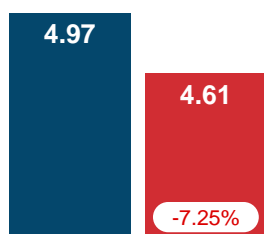
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

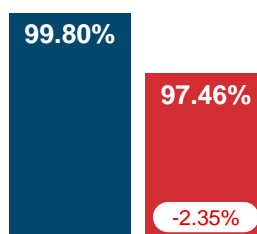
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

