

# October 2022



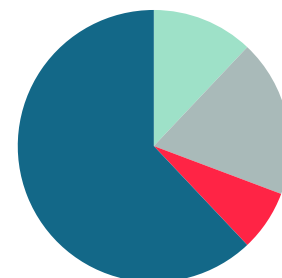
Area Delimited by County Of McIntosh - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	October 2022	+/-%
Closed Listings	25	20	-20.00%
Pending Listings	31	31	0.00%
New Listings	21	30	42.86%
Median List Price	170,000	181,950	7.03%
Median Sale Price	165,000	162,500	-1.52%
Median Percent of Selling Price to List Price	96.00%	93.40%	-2.71%
Median Days on Market to Sale	25.00	30.50	22.00%
End of Month Inventory	140	103	-26.43%
Months Supply of Inventory	5.83	4.28	-26.68%



■ Closed (12.05%)  
■ Pending (18.67%)  
■ Other OffMarket (7.23%)  
■ Active (62.05%)

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

### Analysis Wrap-Up

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

The total housing inventory at the end of October 2022 decreased **26.43%** 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 **4.28** MSI for this period.

#### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **1.52%** in October 2022 to \$162,500 versus the previous year at \$165,000.

#### Median Days on Market Lengthens

The median number of **30.50** days that homes spent on the market before selling increased by 5.50 days or **22.00%** in October 2022 compared to last year's same month at **25.00** DOM.

#### Sales Success for October 2022 is Positive

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

There were 30 New Listings in October 2022, up **42.86%** from last year at 21. Furthermore, there were 20 Closed Listings this month versus last year at 25, a **-20.00%** decrease.

Closed versus Listed trends yielded a **66.7%** ratio, down from previous year's, October 2021, at **119.0%**, a **44.00%** 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

# October 2022



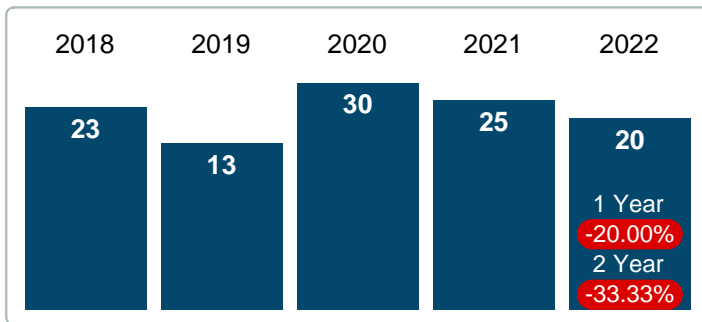
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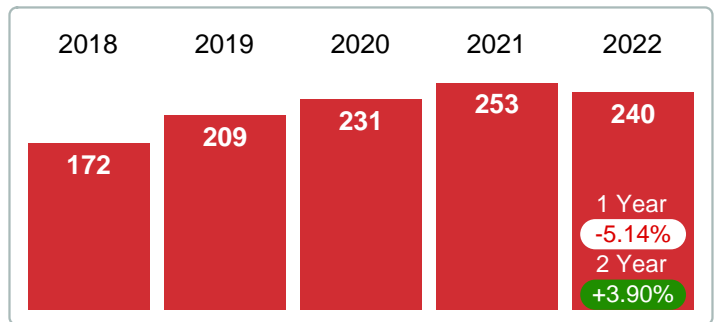
## CLOSED LISTINGS

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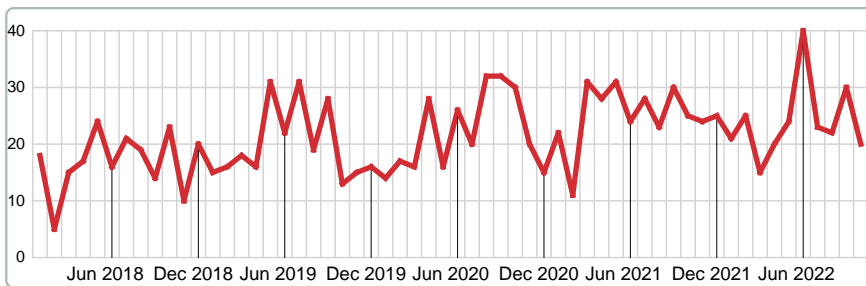
### OCTOBER



### YEAR TO DATE (YTD)

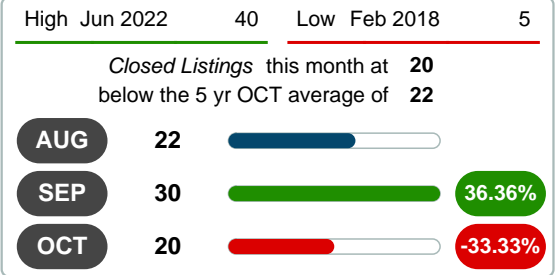


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 22



### 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	10.00%	31.5	0	2	0	0
\$75,001 - \$75,000	0	0.00%	31.5	0	0	0	0
\$75,001 - \$125,000	5	25.00%	32.0	0	5	0	0
\$125,001 - \$200,000	5	25.00%	16.0	2	3	0	0
\$200,001 - \$300,000	3	15.00%	104.0	0	1	2	0
\$300,001 - \$450,000	3	15.00%	76.0	0	1	2	0
\$450,001 and up	2	10.00%	37.0	0	1	1	0
<b>Total Closed Units</b>	<b>20</b>			<b>2</b>	<b>13</b>	<b>5</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>4,284,750</b>	<b>100%</b>	<b>30.5</b>	<b>310.00K</b>	<b>2.12M</b>	<b>1.85M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$162,500</b>			<b>\$155,000</b>	<b>\$122,000</b>	<b>\$305,000</b>	<b>\$0</b>

# October 2022



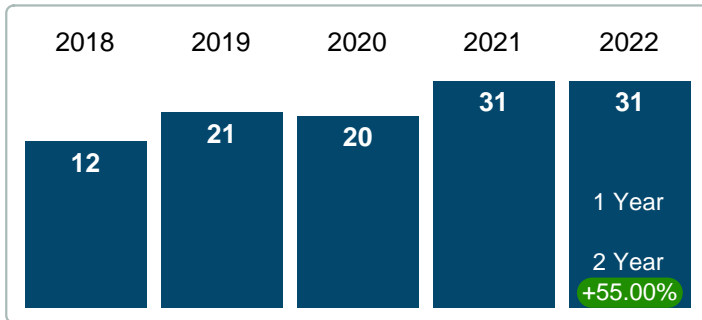
Area Delimited by County Of McIntosh - Residential Property Type



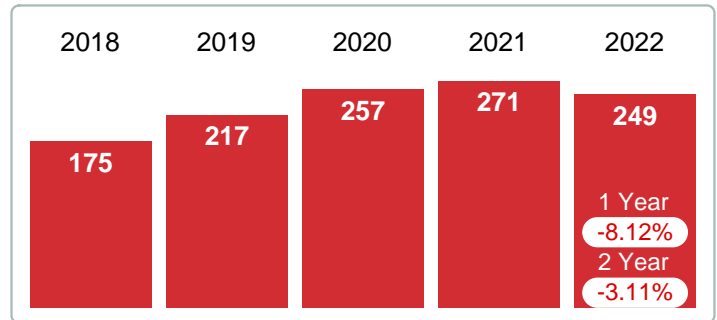
## PENDING LISTINGS

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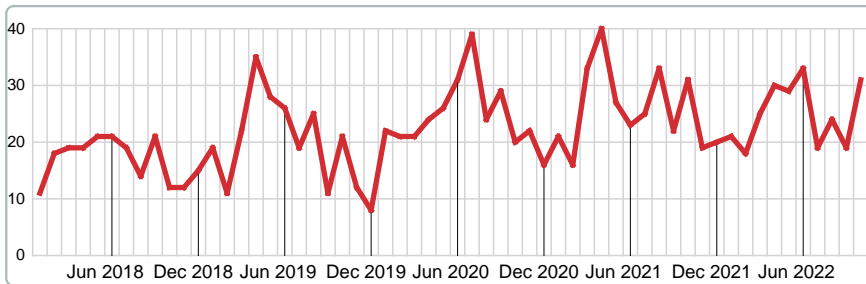
### OCTOBER



### YEAR TO DATE (YTD)

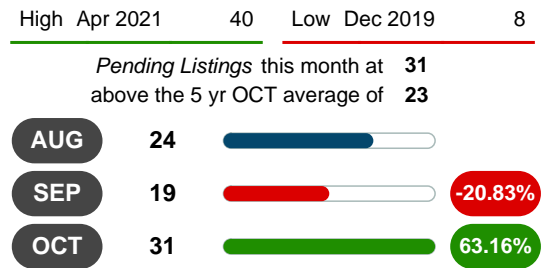


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 23



### 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	3	9.68%	115.0	3	0	0	0
\$50,001 - \$90,000	2	6.45%	95.0	1	1	0	0
\$90,001 - \$120,000	4	12.90%	6.0	1	3	0	0
\$120,001 - \$210,000	11	35.48%	69.0	6	5	0	0
\$210,001 - \$290,000	4	12.90%	123.5	0	3	0	1
\$290,001 - \$350,000	3	9.68%	29.0	0	1	2	0
\$350,001 and up	4	12.90%	46.5	0	2	2	0
<b>Total Pending Units</b>	<b>31</b>			<b>11</b>	<b>15</b>	<b>4</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>6,465,799</b>	<b>100%</b>	<b>63.0</b>	<b>1.10M</b>	<b>3.28M</b>	<b>1.85M</b>	<b>229.50K</b>
<b>Median Listing Price</b>	<b>\$150,000</b>			<b>\$124,900</b>	<b>\$199,999</b>	<b>\$430,500</b>	<b>\$229,500</b>

# October 2022



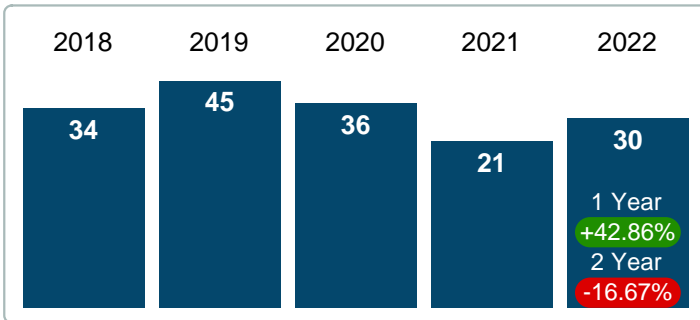
Area Delimited by County Of McIntosh - Residential Property Type



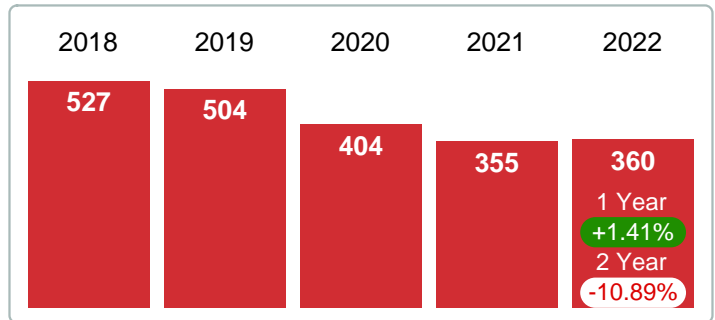
## NEW LISTINGS

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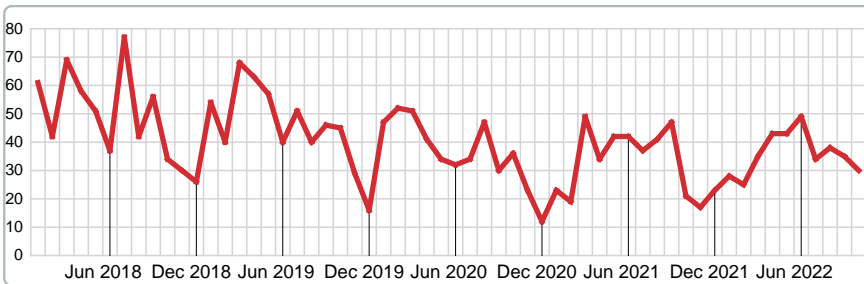
### OCTOBER



### YEAR TO DATE (YTD)

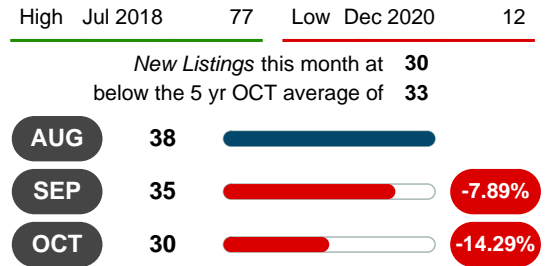


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 33



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	6.67%	1	1	0	0
\$50,001 - \$75,000	2	6.67%	0	1	1	0
\$75,001 - \$125,000	5	16.67%	2	3	0	0
\$125,001 - \$275,000	11	36.67%	4	5	1	1
\$275,001 - \$325,000	4	13.33%	1	3	0	0
\$325,001 - \$475,000	2	6.67%	0	2	0	0
\$475,001 and up	4	13.33%	0	2	1	1
<b>Total New Listed Units</b>	<b>30</b>		<b>8</b>	<b>17</b>	<b>3</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>7,496,100</b>	<b>100%</b>	<b>1.20M</b>	<b>4.50M</b>	<b>776.70K</b>	<b>1.02M</b>
<b>Median New Listed Listing Price</b>	<b>\$168,450</b>		<b>\$131,200</b>	<b>\$199,900</b>	<b>\$207,700</b>	<b>\$509,950</b>

# October 2022



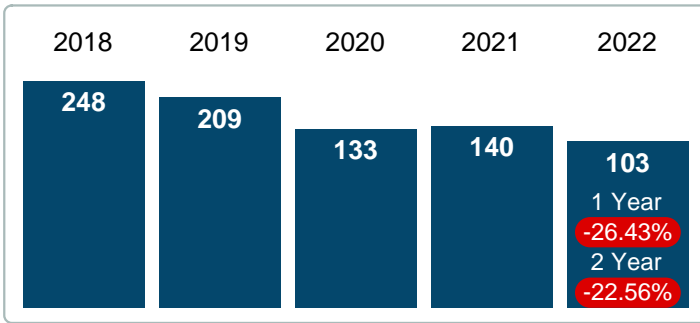
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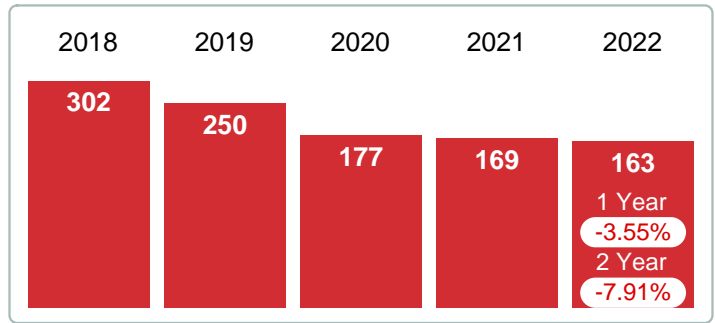
## ACTIVE INVENTORY

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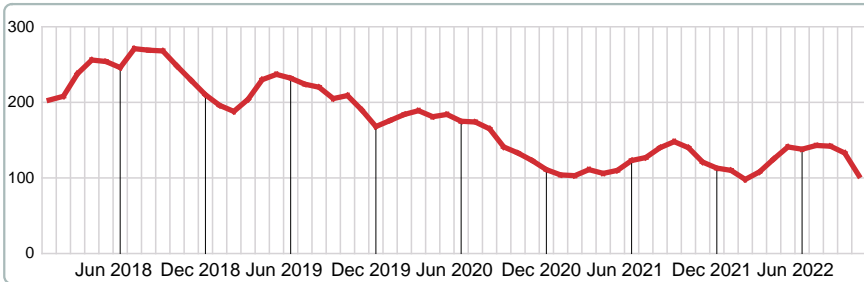
### END OF OCTOBER



### ACTIVE DURING OCTOBER

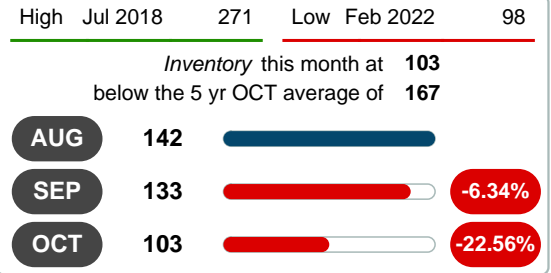


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 167



### 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	9	8.74%	55.0	5	3	1	0
\$75,001 - \$125,000	9	8.74%	52.0	3	6	0	0
\$125,001 - \$200,000	19	18.45%	48.0	5	12	2	0
\$200,001 - \$325,000	28	27.18%	64.5	8	14	5	1
\$325,001 - \$425,000	14	13.59%	60.5	1	9	4	0
\$425,001 - \$575,000	12	11.65%	73.5	1	7	3	1
\$575,001 and up	12	11.65%	87.5	1	4	3	4
<b>Total Active Inventory by Units</b>	<b>103</b>			<b>24</b>	<b>55</b>	<b>18</b>	<b>6</b>
<b>Total Active Inventory by Volume</b>	<b>34,619,539</b>	<b>100%</b>	<b>64.0</b>	<b>6.05M</b>	<b>17.73M</b>	<b>7.33M</b>	<b>3.50M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$269,000</b>			<b>\$184,950</b>	<b>\$269,000</b>	<b>\$352,450</b>	<b>\$638,500</b>

# October 2022



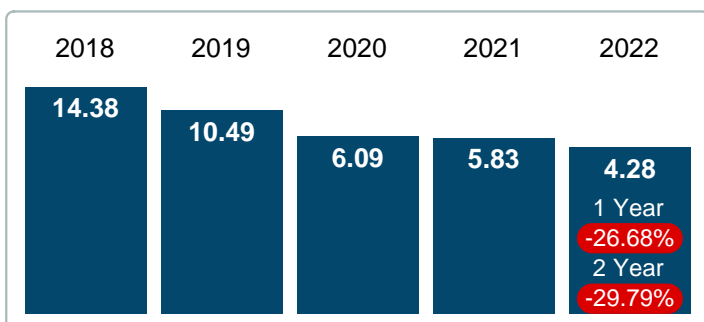
Area Delimited by County Of McIntosh - Residential Property Type



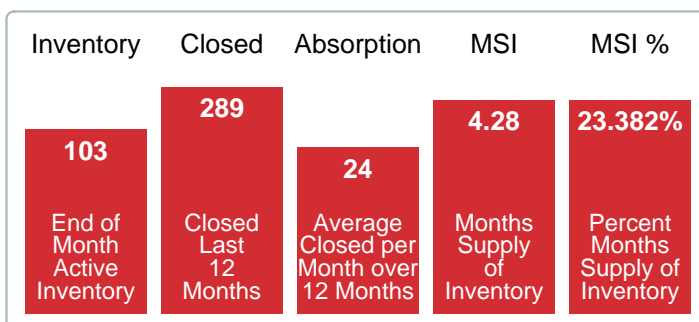
## MONTHS SUPPLY of INVENTORY (MSI)

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

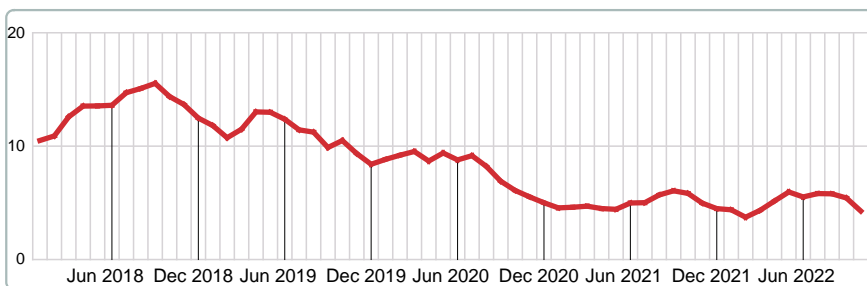
### MSI FOR OCTOBER



### INDICATORS FOR OCTOBER 2022



### 5 YEAR MARKET ACTIVITY TRENDS

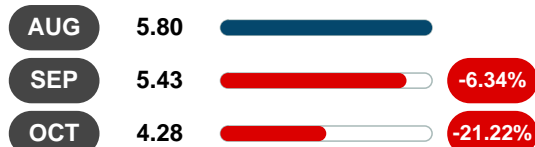


### 3 MONTHS

5 year OCT AVG = 8.21

High Sep 2018 15.54 Low Feb 2022 3.73

Months Supply this month at 4.28 below the 5 yr OCT average of 8.21



### 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	9	8.74%	3.48	3.16	3.60	6.00	0.00
\$75,001 - \$125,000	9	8.74%	2.25	2.12	2.67	0.00	0.00
\$125,001 - \$200,000	19	18.45%	2.92	2.61	2.94	4.00	0.00
\$200,001 - \$325,000	28	27.18%	4.54	8.00	3.73	4.00	6.00
\$325,001 - \$425,000	14	13.59%	5.60	6.00	6.35	4.80	0.00
\$425,001 - \$575,000	12	11.65%	7.20	12.00	6.00	7.20	0.00
\$575,001 and up	12	11.65%	18.00	0.00	16.00	18.00	16.00
Market Supply of Inventory (MSI)			4.28	3.89	4.00	4.91	12.00
Total Active Inventory by Units		100%	4.28	24	55	18	6

# October 2022



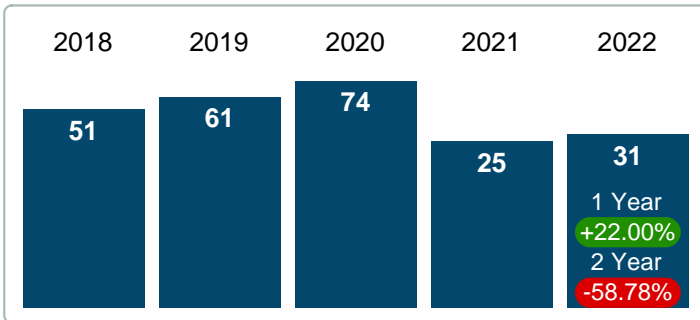
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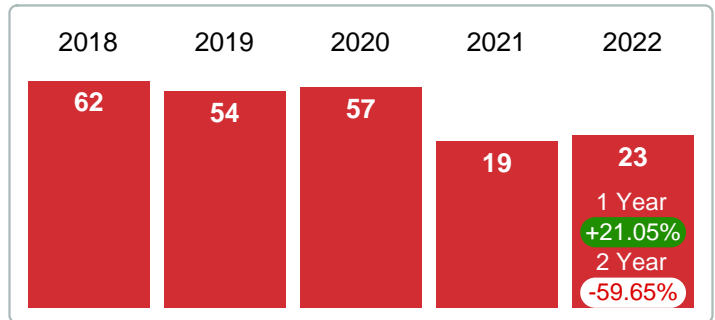
## MEDIAN DAYS ON MARKET TO SALE

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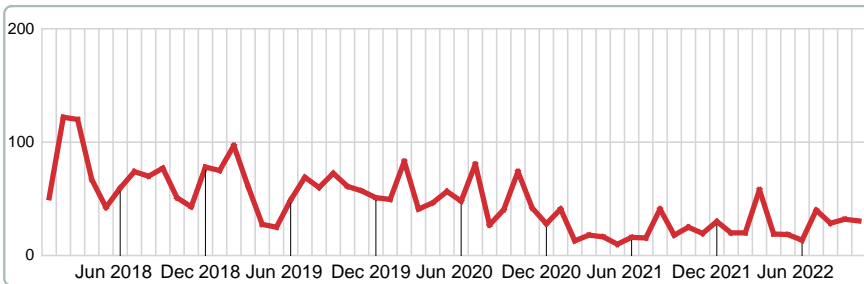
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

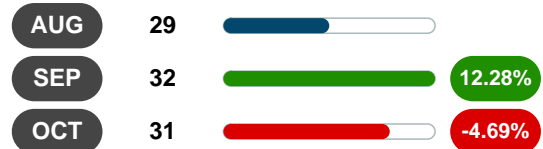


### 3 MONTHS

5 year OCT AVG = 48

High Feb 2018 122 Low May 2021 10

Median Days on Market to Sale this month at 31 below the 5 yr OCT 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	10.00%	32	0	32	0	0
\$75,001 - \$75,000	0.00%	32	0	0	0	0
\$75,001 - \$125,000	25.00%	32	0	32	0	0
\$125,001 - \$200,000	25.00%	16	10	26	0	0
\$200,001 - \$300,000	15.00%	104	0	138	67	0
\$300,001 - \$450,000	15.00%	76	0	106	46	0
\$450,001 and up	10.00%	37	0	46	28	0
<b>Median Closed DOM</b>		<b>31</b>				
<b>Total Closed Units</b>	<b>100%</b>	<b>30.5</b>	<b>2</b>	<b>13</b>	<b>5</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>4,284,750</b>	<b>310.00K</b>	<b>2.12M</b>	<b>1.85M</b>	<b>0.00B</b>



# October 2022



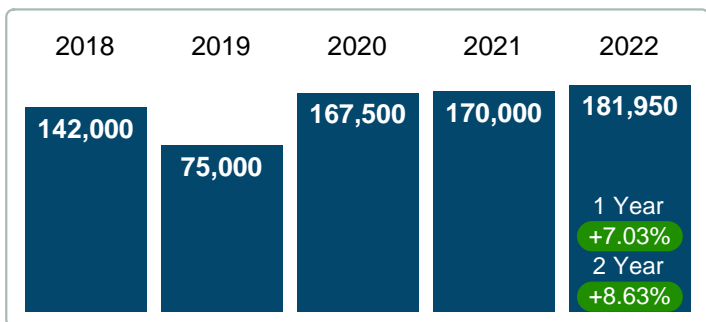
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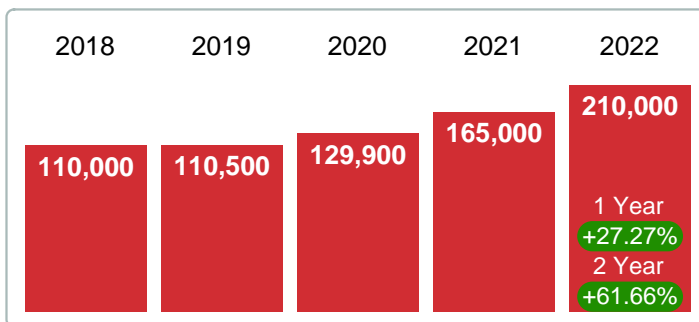
## MEDIAN LIST PRICE AT CLOSING

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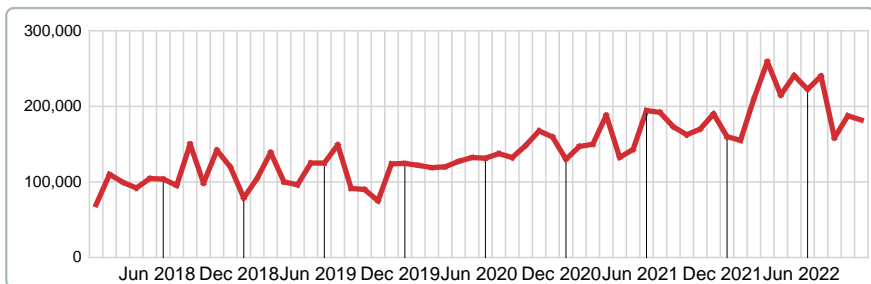
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

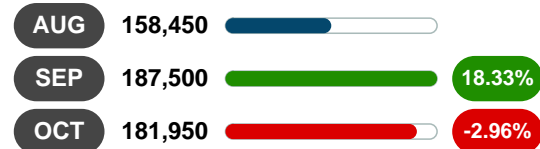


### 3 MONTHS

5 year OCT AVG = 147,290

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

Median List Price at Closing this month at **181,950** above the 5 yr OCT average of **147,290**



### 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	10.00%	64,950	0	64,950	0	0
\$75,001 - \$75,000	0.00%	64,950	0	0	0	0
\$75,001 - \$125,000	25.00%	95,000	0	95,000	0	0
\$125,001 - \$200,000	25.00%	179,900	166,500	179,900	0	0
\$200,001 - \$300,000	15.00%	235,000	0	250,000	230,000	0
\$300,001 - \$450,000	15.00%	357,999	0	399,999	353,000	0
\$450,001 and up	10.00%	630,506	0	499,900	761,111	0
<b>Median List Price</b>		<b>181,950</b>	<b>166,500</b>	<b>124,500</b>	<b>348,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>181,950</b>	<b>2</b>	<b>13</b>	<b>5</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>4,583,209</b>	<b>333.00K</b>	<b>2.32M</b>	<b>1.93M</b>	<b>0.00B</b>



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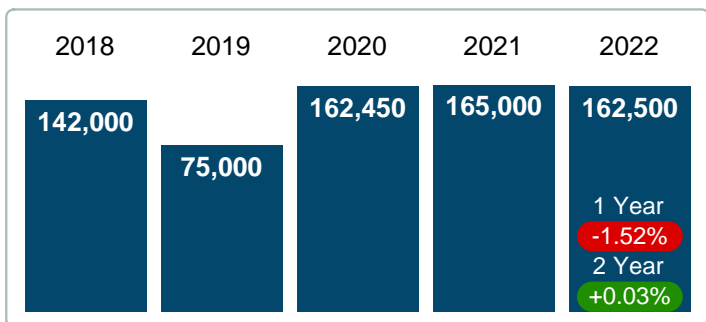
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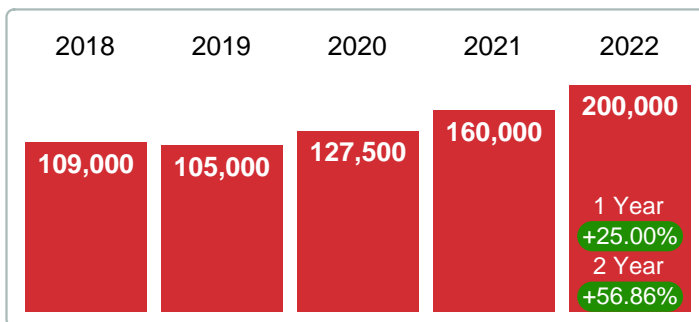
## MEDIAN SOLD PRICE AT CLOSING

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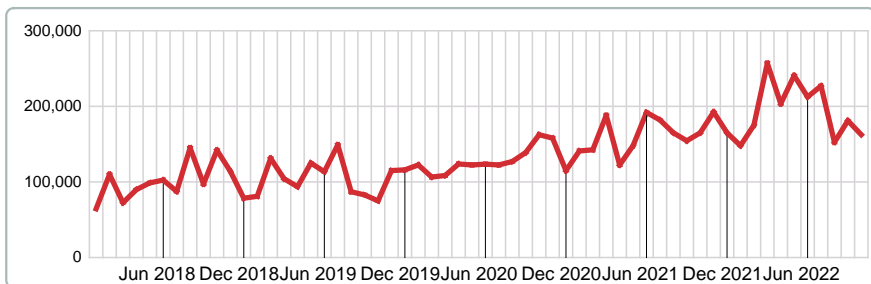
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

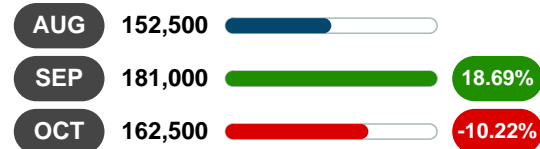


### 3 MONTHS

5 year OCT AVG = 141,390

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

Median Sold Price at Closing this month at **162,500** above the 5 yr OCT average of **141,390**



### 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	10.00%	56,000	0	56,000	0	0
\$75,001 - \$75,000	0.00%	56,000	0	0	0	0
\$75,001 - \$125,000	25.00%	95,000	0	95,000	0	0
\$125,001 - \$200,000	25.00%	160,000	155,000	160,000	0	0
\$200,001 - \$300,000	15.00%	221,750	0	220,000	223,375	0
\$300,001 - \$450,000	15.00%	350,000	0	367,500	327,500	0
\$450,001 and up	10.00%	605,000	0	460,000	750,000	0
<b>Median Sold Price</b>		<b>162,500</b>	<b>155,000</b>	<b>122,000</b>	<b>305,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>162,500</b>	<b>2</b>	<b>13</b>	<b>5</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>4,284,750</b>	<b>310.00K</b>	<b>2.12M</b>	<b>1.85M</b>	<b>0.00B</b>

# October 2022



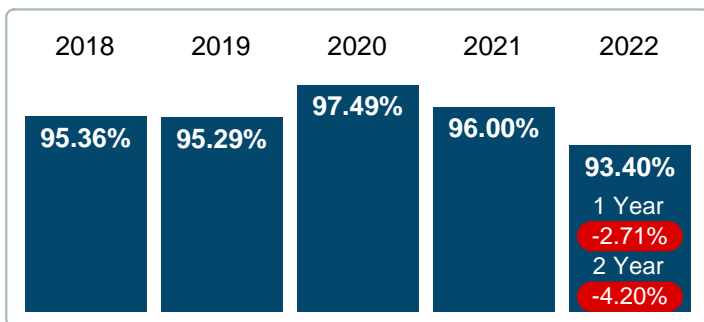
Area Delimited by County Of McIntosh - Residential Property Type



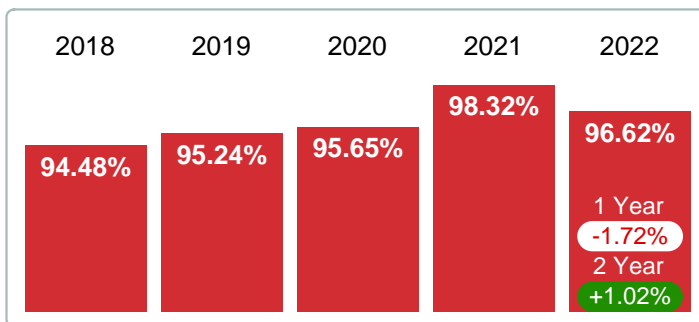
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

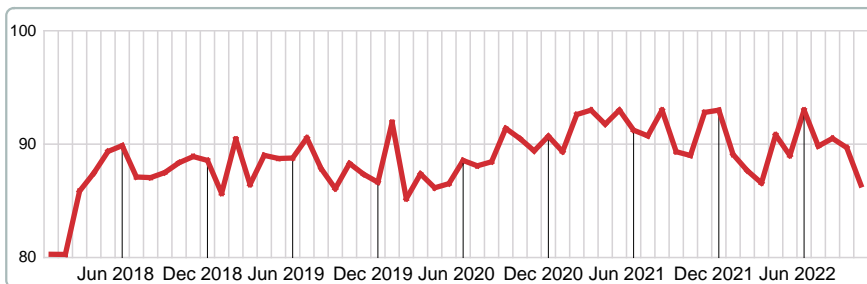
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

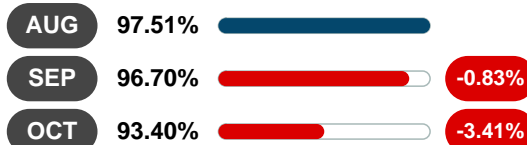


### 3 MONTHS

5 year OCT AVG = 95.51%

High Jun 2022 100.00% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **93.40%**  
 below the 5 yr OCT average of **95.51%**



## 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	10.00%	86.84%	0.00%	86.84%	0.00%	0.00%
\$75,001 - \$75,000	0	0.00%	86.84%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	5	25.00%	94.84%	0.00%	94.84%	0.00%	0.00%
\$125,001 - \$200,000	5	25.00%	90.32%	93.49%	90.32%	0.00%	0.00%
\$200,001 - \$300,000	3	15.00%	95.74%	0.00%	88.00%	97.15%	0.00%
\$300,001 - \$450,000	3	15.00%	91.88%	0.00%	91.88%	92.70%	0.00%
\$450,001 and up	2	10.00%	95.28%	0.00%	92.02%	98.54%	0.00%
Median Sold/List Ratio		93.40%		93.49%	91.88%	97.77%	0.00%
Total Closed Units		20	100%	2	13	5	
Total Closed Volume		4,284,750		310.00K	2.12M	1.85M	0.00B

# October 2022



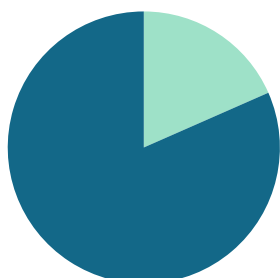
Area Delimited by County Of McIntosh - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

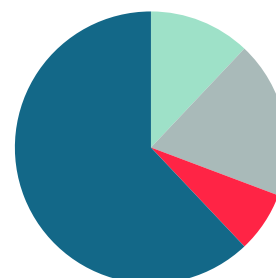


**Inventory**  
 New Listings  
**30 = 18.40%**  
 Start Inventory  
**133**  
 Total Inventory Units  
**163**  
 Volume  
**\$50,143,546**

### Market Activity

Closed Sales  
**20 = 12.05%**  
 Pending Sales  
**31 = 18.67%**  
 Other Off Market  
**12 = 7.23%**  
 Active Inventory  
**103 = 62.05%**

### MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	25	20	-20.00%	253	240	-5.14%
Pending Sales	31	31	0.00%	271	249	-8.12%
New Listings	21	30	42.86%	355	360	1.41%
Median List Price	170,000	181,950	7.03%	165,000	210,000	27.27%
Median Sale Price	165,000	162,500	-1.52%	160,000	200,000	25.00%
Median Percent of Selling Price to List Price	96.00%	93.40%	-2.71%	98.32%	96.62%	-1.72%
Median Days on Market to Sale	25.00	30.50	22.00%	19.00	23.00	21.05%
Monthly Inventory	140	103	-26.43%	140	103	-26.43%
Months Supply of Inventory	5.83	4.28	-26.68%	5.83	4.28	-26.68%

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

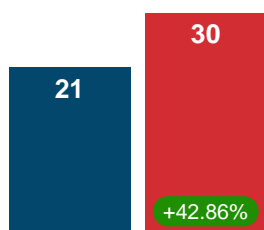
**Inventory** on October 31, 2022 = **103**

**2021** **2022**

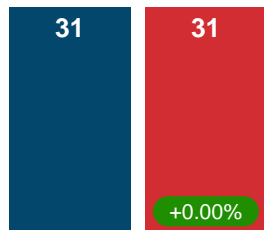
### OCTOBER MARKET

### MEDIAN PRICES

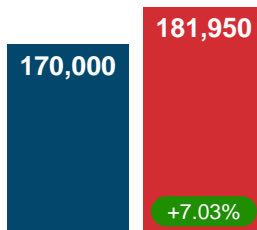
#### New Listings



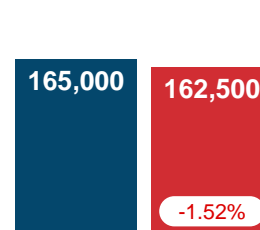
#### Pending Listings



#### List Price



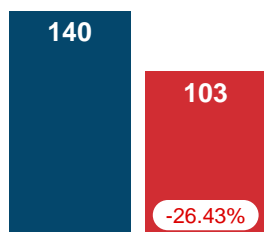
#### Sale Price



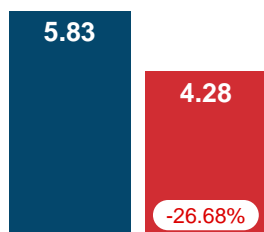
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

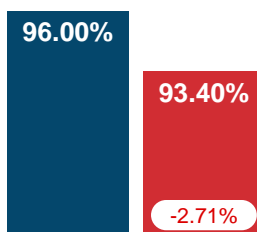
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

