

January 2023



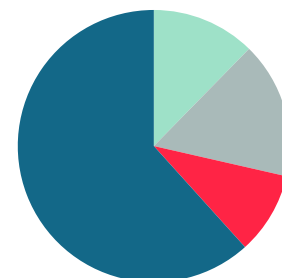
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Feb 13, 2023 for MLS Technology Inc.

Compared Metrics	2022	January 2023	+/-%
Closed Listings	21	19	-9.52%
Pending Listings	21	25	19.05%
New Listings	28	34	21.43%
Average List Price	193,943	244,963	26.31%
Average Sale Price	181,452	223,753	23.31%
Average Percent of Selling Price to List Price	93.08%	92.08%	-1.08%
Average Days on Market to Sale	38.76	48.11	24.10%
End of Month Inventory	110	95	-13.64%
Months Supply of Inventory	4.39	4.04	-7.82%



■ Closed (12.34%)
■ Pending (16.23%)
■ Other OffMarket (9.74%)
■ Active (61.69%)

Absorption: Last 12 months, an Average of **24** Sales/Month
Active Inventory as of January 31, 2023 = **95**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of January 2023 decreased **13.64%** to 95 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 **4.04** 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 **23.31%** in January 2023 to \$223,753 versus the previous year at \$181,452.

Average Days on Market Lengthens

The average number of **48.11** days that homes spent on the market before selling increased by 9.34 days or **24.10%** in January 2023 compared to last year's same month at **38.76** DOM.

Sales Success for January 2023 is Positive

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

There were 34 New Listings in January 2023, up **21.43%** from last year at 28. Furthermore, there were 19 Closed Listings this month versus last year at 21, a **-9.52%** decrease.

Closed versus Listed trends yielded a **55.9%** ratio, down from previous year's, January 2022, at **75.0%**, a **25.49%** 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

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

January 2023



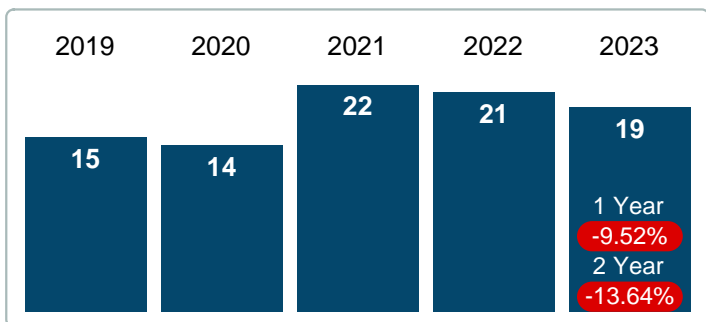
Area Delimited by County Of McIntosh - Residential Property Type



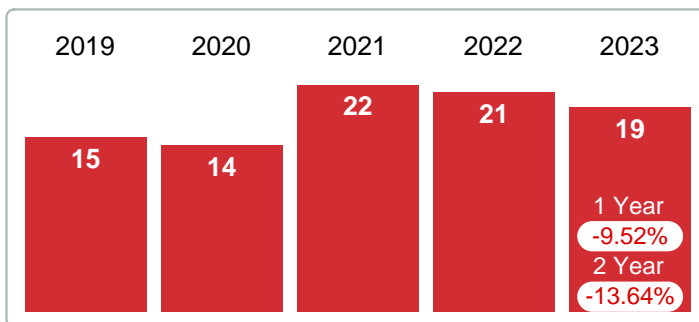
CLOSED LISTINGS

Report produced on Feb 13, 2023 for MLS Technology Inc.

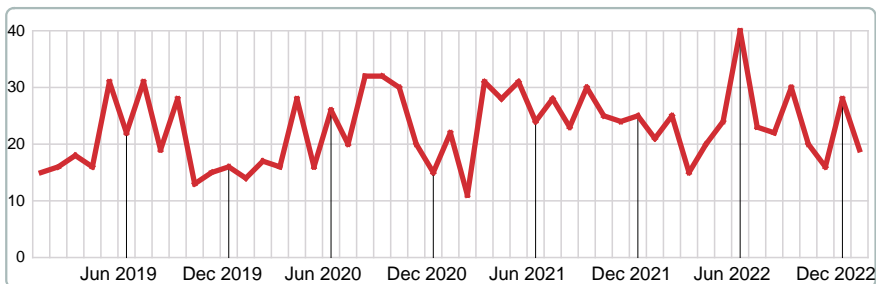
JANUARY



YEAR TO DATE (YTD)

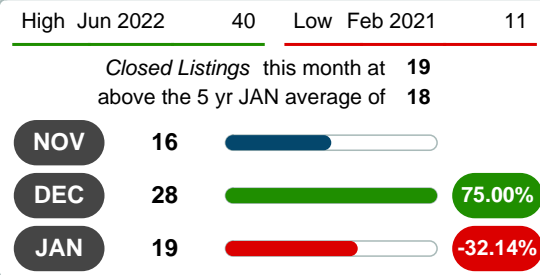


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 18



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	0.0	0	0	0	0
\$50,001 - \$125,000	4	21.05%	53.5	4	0	0	0
\$125,001 - \$175,000	4	21.05%	42.5	0	4	0	0
\$175,001 - \$200,000	4	21.05%	19.5	2	2	0	0
\$200,001 - \$350,000	2	10.53%	69.0	0	2	0	0
\$350,001 - \$425,000	3	15.79%	69.7	0	1	0	2
\$425,001 and up	2	10.53%	52.5	0	0	2	0
Total Closed Units	19			6	9	2	2
Total Closed Volume	4,251,300	100%	48.1	648.80K	1.94M	894.00K	765.00K
Average Closed Price	\$223,753			\$108,133	\$215,944	\$447,000	\$382,500

January 2023



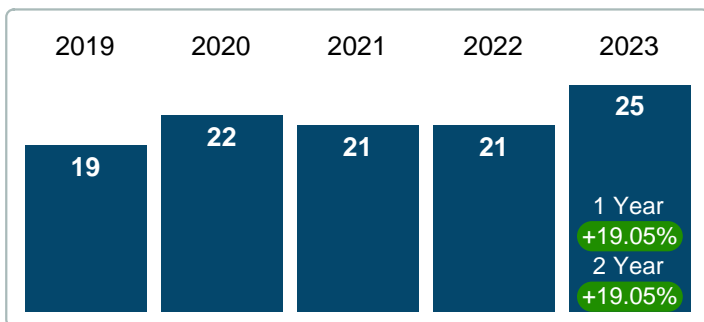
Area Delimited by County Of McIntosh - Residential Property Type



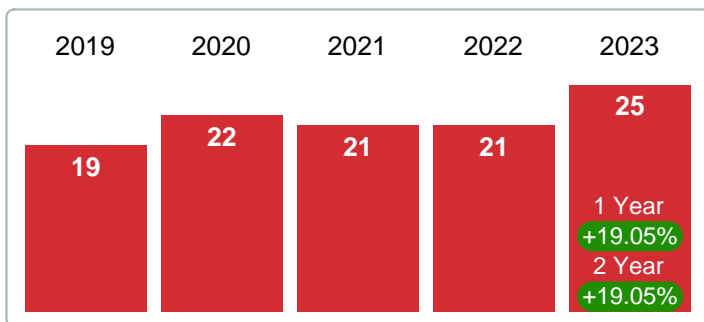
PENDING LISTINGS

Report produced on Feb 13, 2023 for MLS Technology Inc.

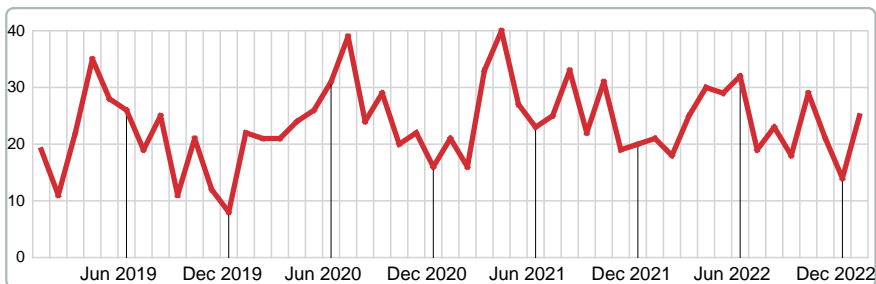
JANUARY



YEAR TO DATE (YTD)

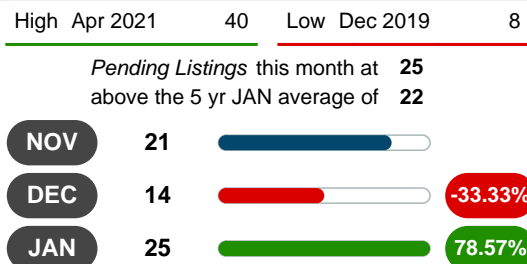


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 22



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	0.0	0	0	0	0
\$50,001 - \$75,000	4	16.00%	26.5	3	1	0	0
\$75,001 - \$225,000	5	20.00%	47.4	0	5	0	0
\$225,001 - \$300,000	6	24.00%	56.0	0	5	1	0
\$300,001 - \$450,000	4	16.00%	32.8	0	3	0	1
\$450,001 - \$525,000	3	12.00%	66.3	1	1	1	0
\$525,001 and up	3	12.00%	12.3	0	3	0	0
Total Pending Units	25			4	18	2	1
Total Pending Volume	7,374,885	100%	46.0	672.49K	5.52M	754.00K	425.00K
Average Listing Price	\$275,375			\$168,121	\$306,856	\$377,000	\$425,000

January 2023



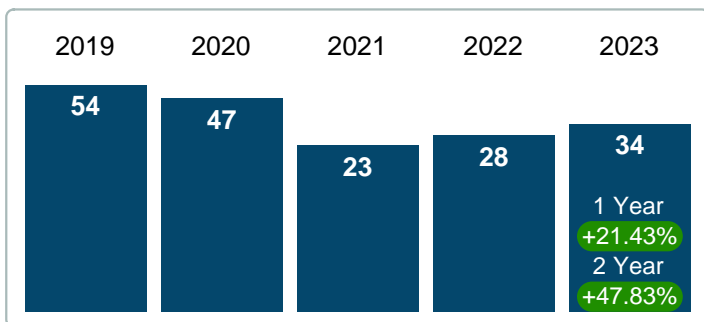
Area Delimited by County Of McIntosh - Residential Property Type



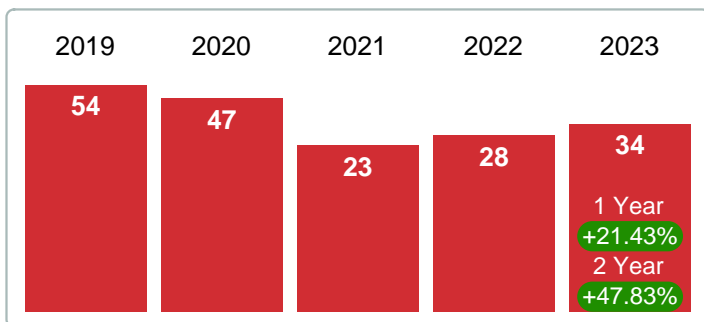
NEW LISTINGS

Report produced on Feb 13, 2023 for MLS Technology Inc.

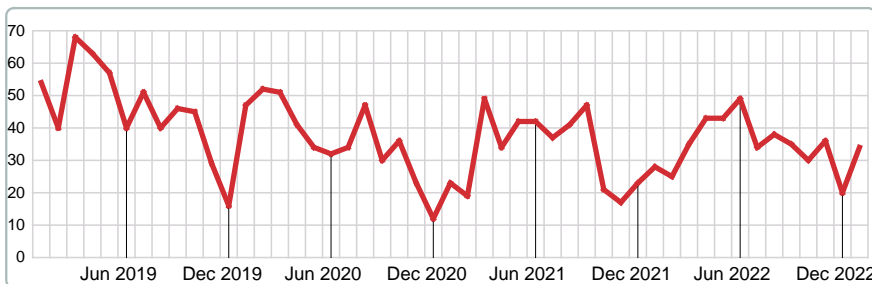
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 37

High Mar 2019 68 Low Dec 2020 12

New Listings this month at 34
below the 5 yr JAN average of 37



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$90,000 and less	3	8.82%	2	0	1	0
\$90,001 - \$150,000	5	14.71%	2	2	1	0
\$150,001 - \$210,000	4	11.76%	1	2	1	0
\$210,001 - \$350,000	10	29.41%	0	6	4	0
\$350,001 - \$430,000	4	11.76%	2	1	0	1
\$430,001 - \$590,000	4	11.76%	0	2	2	0
\$590,001 and up	4	11.76%	0	2	1	1
Total New Listed Units	34		7	15	10	2
Total New Listed Volume	12,730,164	100%	1.38M	5.08M	4.80M	1.47M
Average New Listed Listing Price	\$150,000		\$197,057	\$338,624	\$480,290	\$734,250

January 2023



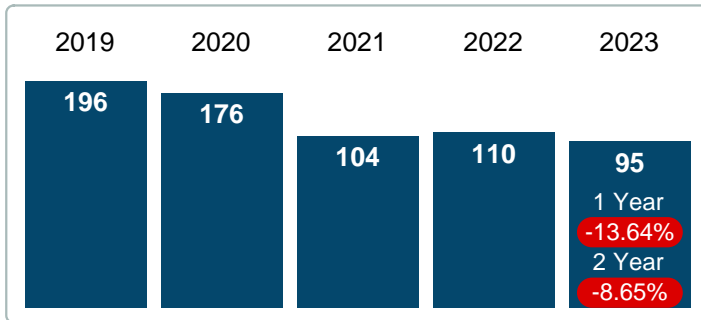
Area Delimited by County Of McIntosh - Residential Property Type



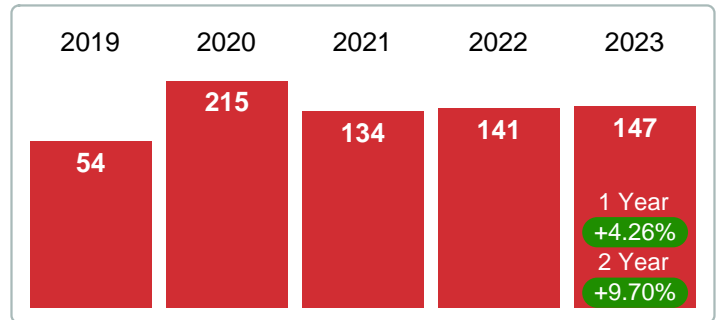
ACTIVE INVENTORY

Report produced on Feb 13, 2023 for MLS Technology Inc.

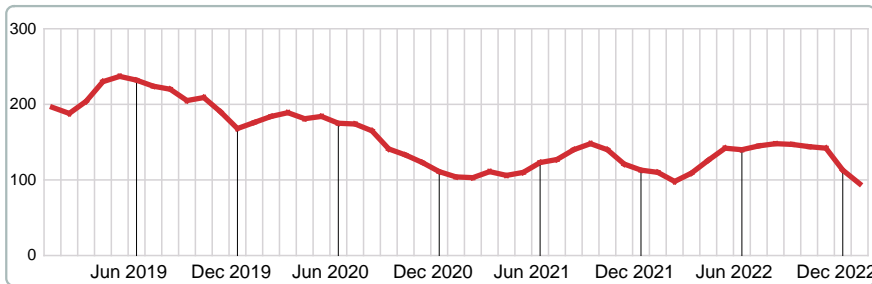
END OF JANUARY



ACTIVE DURING JANUARY

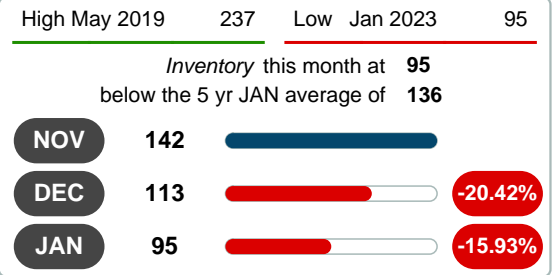


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 136



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	5	5.26%	69.4	3	1	1	0
\$75,001 - \$125,000	12	12.63%	621.0	5	5	2	0
\$125,001 - \$200,000	17	17.89%	68.2	6	8	3	0
\$200,001 - \$350,000	26	27.37%	91.0	5	15	5	1
\$350,001 - \$450,000	15	15.79%	77.4	4	6	4	1
\$450,001 - \$600,000	10	10.53%	119.4	0	4	5	1
\$600,001 and up	10	10.53%	98.0	0	4	3	3
Total Active Inventory by Units	95			23	43	23	6
Total Active Inventory by Volume	34,455,236	100%	154.3	4.53M	13.70M	12.52M	3.71M
Average Active Inventory Listing Price	\$362,687			\$196,925	\$318,560	\$544,209	\$618,515

January 2023



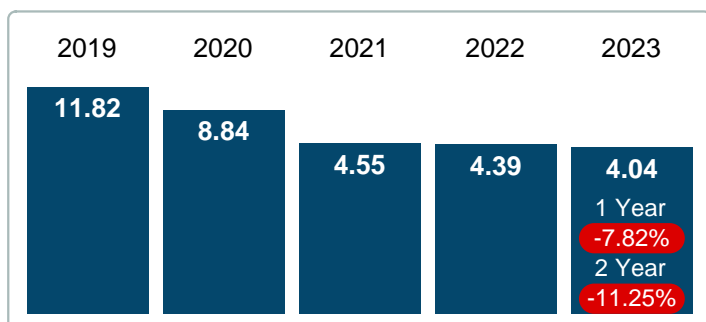
Area Delimited by County Of McIntosh - Residential Property Type



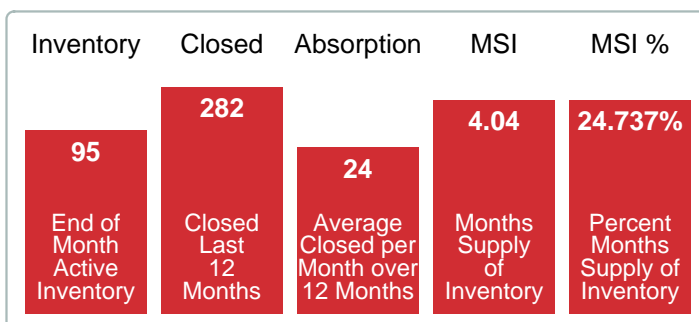
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Feb 13, 2023 for MLS Technology Inc.

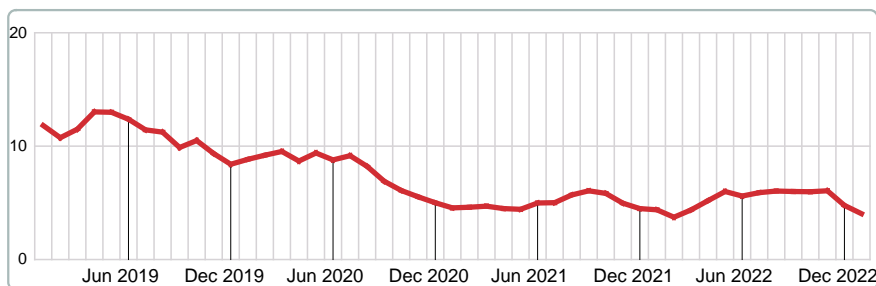
MSI FOR JANUARY



INDICATORS FOR JANUARY 2023



5 YEAR MARKET ACTIVITY TRENDS

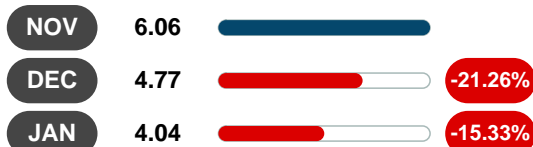


3 MONTHS

5 year JAN AVG = 6.73

High Apr 2019 13.02 Low Feb 2022 3.73

Months Supply this month at **4.04**
below the 5 yr JAN average of **6.73**



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	5	5.26%	2.07	1.80	1.50	12.00	0.00
\$75,001 - \$125,000	12	12.63%	3.43	3.75	2.61	8.00	0.00
\$125,001 - \$200,000	17	17.89%	2.76	2.67	2.18	12.00	0.00
\$200,001 - \$350,000	26	27.37%	3.76	4.29	3.91	2.86	6.00
\$350,001 - \$450,000	15	15.79%	6.67	48.00	4.80	6.00	4.00
\$450,001 - \$600,000	10	10.53%	6.00	0.00	3.69	10.00	0.00
\$600,001 and up	10	10.53%	17.14	0.00	48.00	12.00	12.00
Market Supply of Inventory (MSI)			4.04	3.49	3.44	6.13	9.00
Total Active Inventory by Units		100%	4.04	23	43	23	6

January 2023



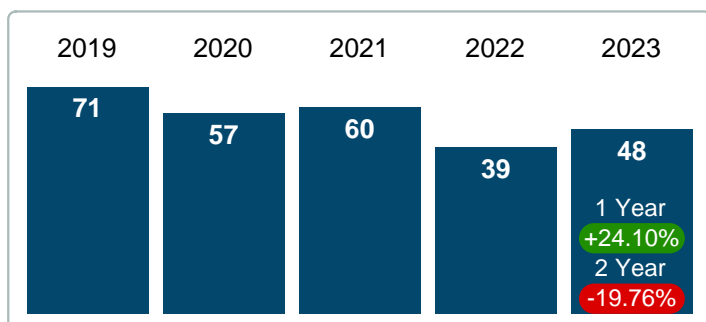
Area Delimited by County Of McIntosh - Residential Property Type



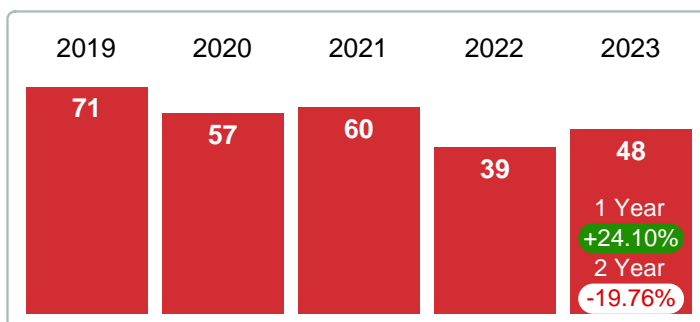
AVERAGE DAYS ON MARKET TO SALE

Report produced on Feb 13, 2023 for MLS Technology Inc.

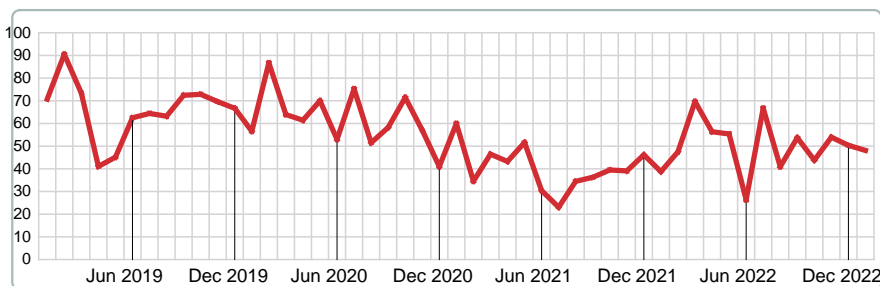
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

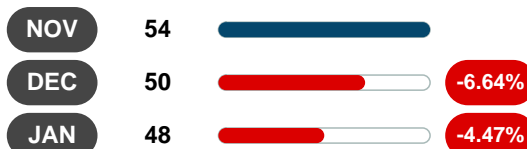


3 MONTHS

5 year JAN AVG = 55

High Feb 2019 91 Low Jul 2021 23

Average Days on Market to Sale this month at 48 below the 5 yr JAN average of 55



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
\$50,000 and less	0.00%	0	0	0	0	0
\$50,001 - \$125,000	21.05%	54	54	0	0	0
\$125,001 - \$175,000	21.05%	43	0	43	0	0
\$175,001 - \$200,000	21.05%	20	28	12	0	0
\$200,001 - \$350,000	10.53%	69	0	69	0	0
\$350,001 - \$425,000	15.79%	70	0	31	0	89
\$425,001 and up	10.53%	53	0	0	53	0
Average Closed DOM		48	45	40	53	89
Total Closed Units	100%	48	6	9	2	2
Total Closed Volume		4,251,300	648.80K	1.94M	894.00K	765.00K

January 2023



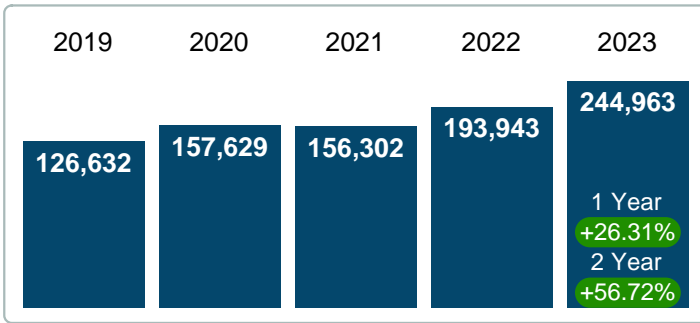
Area Delimited by County Of McIntosh - Residential Property Type



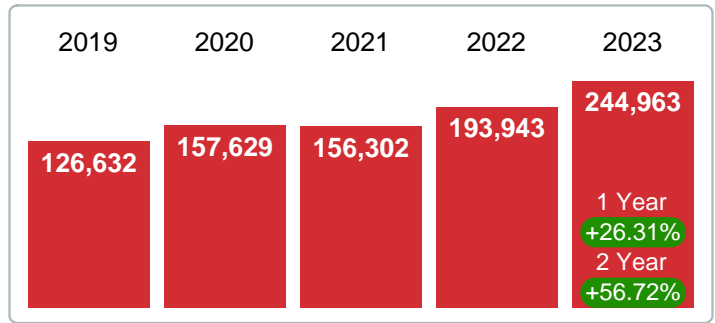
AVERAGE LIST PRICE AT CLOSING

Report produced on Feb 13, 2023 for MLS Technology Inc.

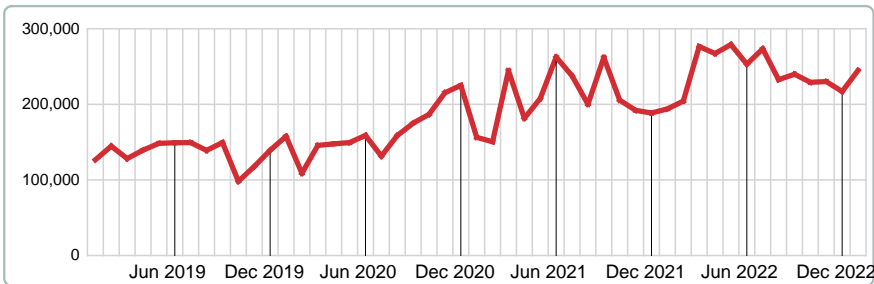
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

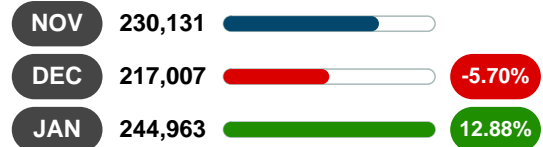


3 MONTHS

5 year JAN AVG = 175,894

High May 2022 279,096 Low Oct 2019 98,200

Average List Price at Closing this month at **244,963**
above the 5 yr JAN average of **175,894**



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
\$50,000 and less	0	0.00%	0	0	0	0	0
\$50,001 - \$125,000	4	21.05%	78,125	78,125	0	0	0
\$125,001 - \$175,000	3	15.79%	150,000	0	159,500	0	0
\$175,001 - \$200,000	3	15.79%	190,967	212,500	242,450	0	0
\$200,001 - \$350,000	4	21.05%	272,500	0	282,500	0	0
\$350,001 - \$425,000	2	10.53%	422,450	0	419,900	0	427,500
\$425,001 and up	3	15.79%	461,333	0	0	477,000	0
Average List Price			244,963	122,917	234,200	477,000	427,500
Total Closed Units		100%	244,963	6	9	2	2
Total Closed Volume			4,654,300	737.50K	2.11M	954.00K	855.00K

January 2023



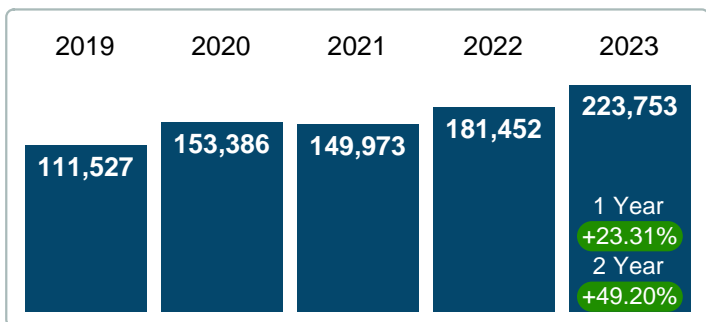
Area Delimited by County Of McIntosh - Residential Property Type



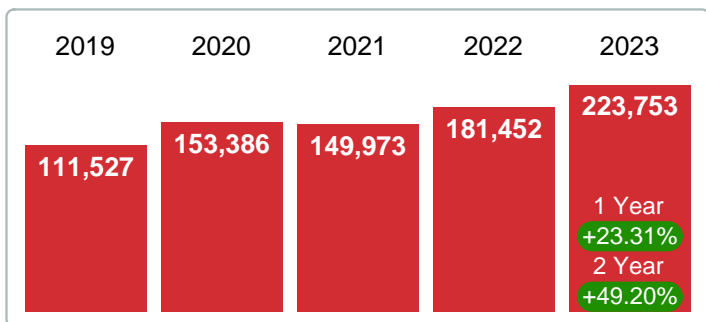
AVERAGE SOLD PRICE AT CLOSING

Report produced on Feb 13, 2023 for MLS Technology Inc.

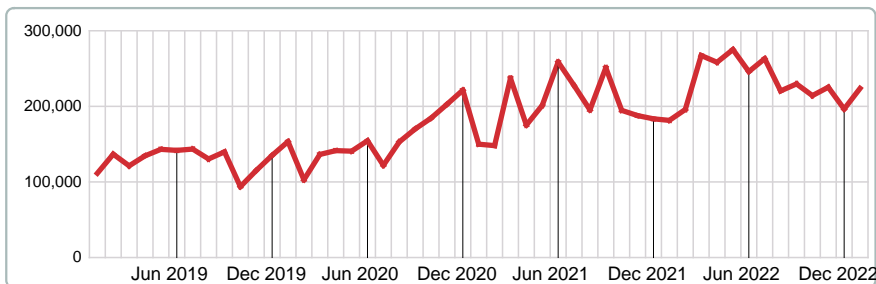
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

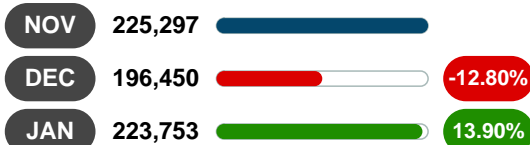


3 MONTHS

5 year JAN AVG = 164,018

High May 2022 275,146 Low Oct 2019 93,769

Average Sold Price at Closing this month at **223,753** above the 5 yr JAN average of **164,018**



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
\$50,000 and less	0.00%	0	0	0	0	0
\$50,001 - \$125,000	21.05%	68,450	68,450	0	0	0
\$125,001 - \$175,000	21.05%	156,625	0	156,625	0	0
\$175,001 - \$200,000	21.05%	190,500	187,500	193,500	0	0
\$200,001 - \$350,000	10.53%	262,500	0	262,500	0	0
\$350,001 - \$425,000	15.79%	390,000	0	405,000	0	382,500
\$425,001 and up	10.53%	447,000	0	0	447,000	0
Average Sold Price		223,753	108,133	215,944	447,000	382,500
Total Closed Units	100%	223,753	6	9	2	2
Total Closed Volume		4,251,300	648.80K	1.94M	894.00K	765.00K

January 2023



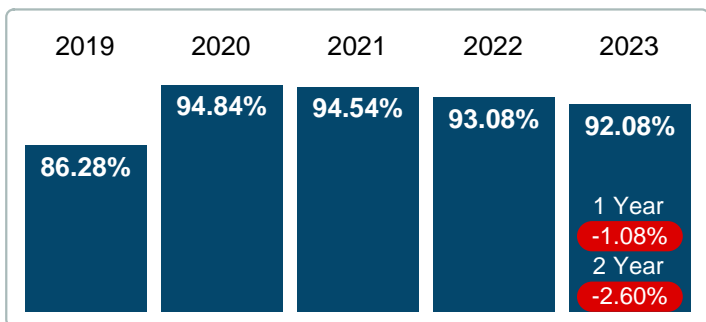
Area Delimited by County Of McIntosh - Residential Property Type



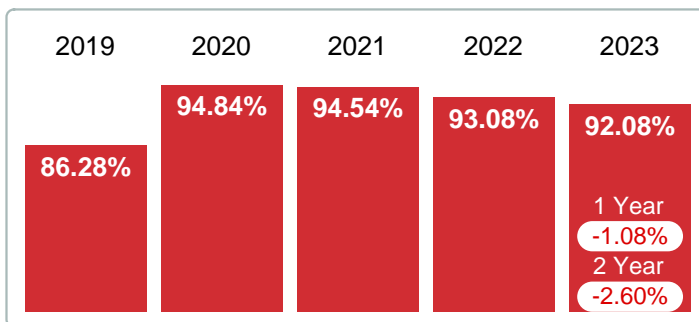
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Feb 13, 2023 for MLS Technology Inc.

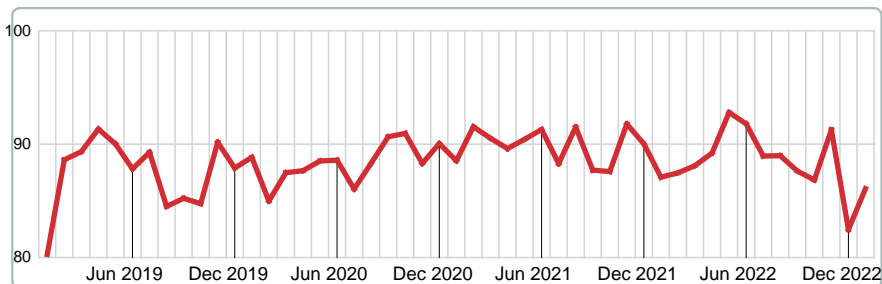
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

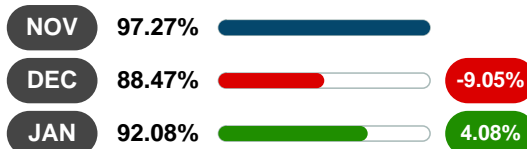


3 MONTHS

5 year JAN AVG = 92.16%

High May 2022 98.79% Low Jan 2019 86.28%

Average Sold/List Ratio this month at **92.08%** equal to 5 yr JAN average of **92.16%**



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
\$50,000 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$125,000	4	21.05%	90.12%	90.12%	0.00%	0.00%	0.00%
\$125,001 - \$175,000	4	21.05%	98.89%	0.00%	98.89%	0.00%	0.00%
\$175,001 - \$200,000	4	21.05%	86.21%	89.58%	82.83%	0.00%	0.00%
\$200,001 - \$350,000	2	10.53%	92.87%	0.00%	92.87%	0.00%	0.00%
\$350,001 - \$425,000	3	15.79%	91.82%	0.00%	96.45%	0.00%	89.50%
\$425,001 and up	2	10.53%	93.71%	0.00%	0.00%	93.71%	0.00%
Average Sold/List Ratio		92.10%		89.94%	93.71%	93.71%	89.50%
Total Closed Units		19	100%	6	9	2	2
Total Closed Volume		4,251,300		648.80K	1.94M	894.00K	765.00K

January 2023



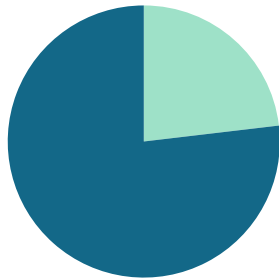
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Feb 13, 2023 for MLS Technology Inc.

INVENTORY

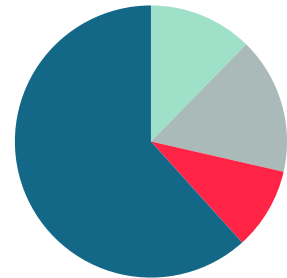


Inventory
 New Listings
34 = 23.13%
 Start Inventory
113
 Total Inventory Units
147
 Volume
\$53,609,076

Market Activity

Closed Sales
19 = 12.34%
 Pending Sales
25 = 16.23%
 Other Off Market
15 = 9.74%
 Active Inventory
95 = 61.69%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	21	19	-9.52%	21	19	-9.52%
Pending Sales	21	25	19.05%	21	25	19.05%
New Listings	28	34	21.43%	28	34	21.43%
Average List Price	193,943	244,963	26.31%	193,943	244,963	26.31%
Average Sale Price	181,452	223,753	23.31%	181,452	223,753	23.31%
Average Percent of Selling Price to List Price	93.08%	92.08%	-1.08%	93.08%	92.08%	-1.08%
Average Days on Market to Sale	38.76	48.11	24.10%	38.76	48.11	24.10%
Monthly Inventory	110	95	-13.64%	110	95	-13.64%
Months Supply of Inventory	4.39	4.04	-7.82%	4.39	4.04	-7.82%

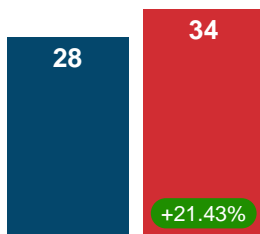
Absorption: Last 12 months, an Average of **24** Sales/Month

Inventory on January 31, 2023 = **95** 2022 2023

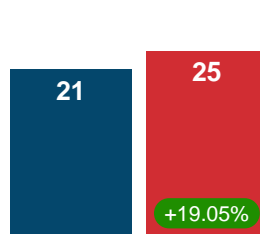
JANUARY MARKET

AVERAGE PRICES

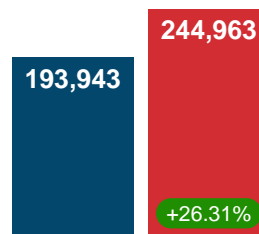
New Listings



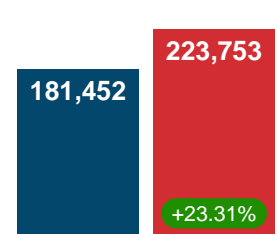
Pending Listings



List Price



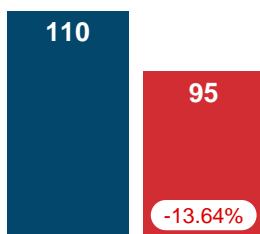
Sale Price



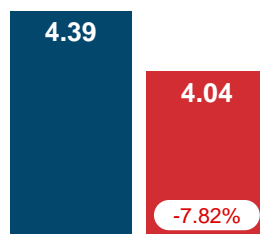
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

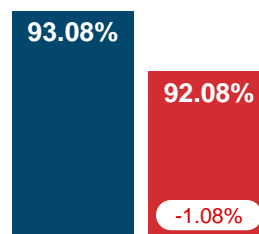
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

