

February 2023



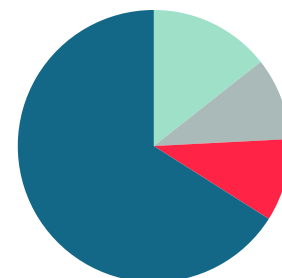
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2022	2023	+/-%
Closed Listings	25	22	-12.00%
Pending Listings	18	15	-16.67%
New Listings	25	31	24.00%
Median List Price	210,000	259,950	23.79%
Median Sale Price	175,000	231,250	32.14%
Median Percent of Selling Price to List Price	94.67%	94.65%	-0.01%
Median Days on Market to Sale	20.00	39.50	97.50%
End of Month Inventory	98	101	3.06%
Months Supply of Inventory	3.73	4.34	16.36%



■ Closed (14.38%)
■ Pending (9.80%)
■ Other OffMarket (9.80%)
■ Active (66.01%)

Absorption: Last 12 months, an Average of **23** Sales/Month
Active Inventory as of February 28, 2023 = **101**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2023 rose **3.06%** to 101 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 **4.34** 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 **32.14%** in February 2023 to \$231,250 versus the previous year at \$175,000.

Median Days on Market Lengthens

The median number of **39.50** days that homes spent on the market before selling increased by 19.50 days or **97.50%** in February 2023 compared to last year's same month at **20.00** DOM.

Sales Success for February 2023 is Positive

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

There were 31 New Listings in February 2023, up **24.00%** from last year at 25. Furthermore, there were 22 Closed Listings this month versus last year at 25, a **-12.00%** decrease.

Closed versus Listed trends yielded a **71.0%** ratio, down from previous year's, February 2022, at **100.0%**, a **29.03%** downswing. This will certainly create pressure on an increasing Monthly 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
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

February 2023



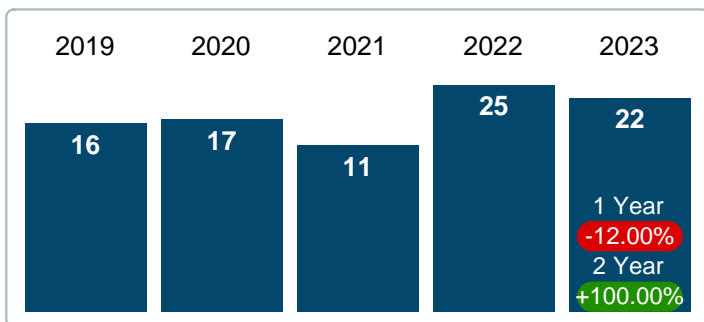
Area Delimited by County Of McIntosh - Residential Property Type



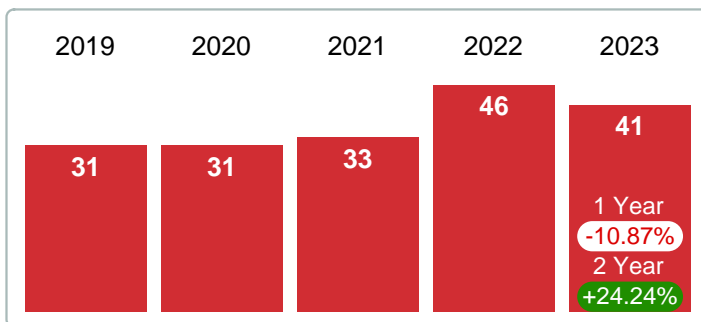
CLOSED LISTINGS

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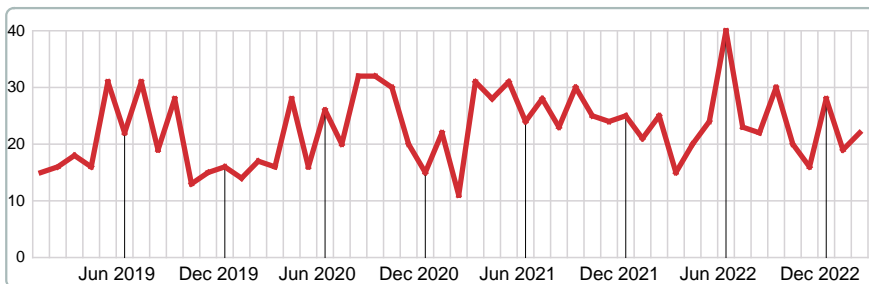
FEBRUARY



YEAR TO DATE (YTD)

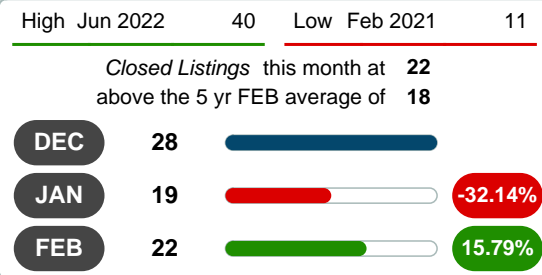


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 18



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	9.09%	36.0	0	2	0	0
\$50,001 - \$75,000	1	4.55%	50.0	1	0	0	0
\$75,001 - \$175,000	5	22.73%	29.0	1	4	0	0
\$175,001 - \$275,000	5	22.73%	40.0	0	4	0	1
\$275,001 - \$300,000	4	18.18%	54.5	0	4	0	0
\$300,001 - \$475,000	2	9.09%	76.5	0	1	1	0
\$475,001 and up	3	13.64%	8.0	1	1	0	1
Total Closed Units	22			3	16	1	2
Total Closed Volume	5,514,725	100%	39.5	616.00K	3.50M	450.00K	950.00K
Median Closed Price	\$231,250			\$79,000	\$222,250	\$450,000	\$475,000

February 2023



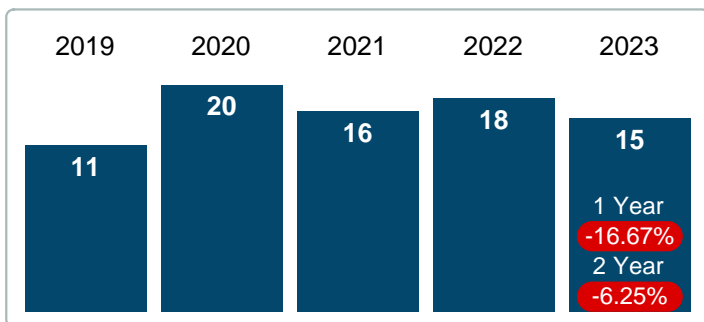
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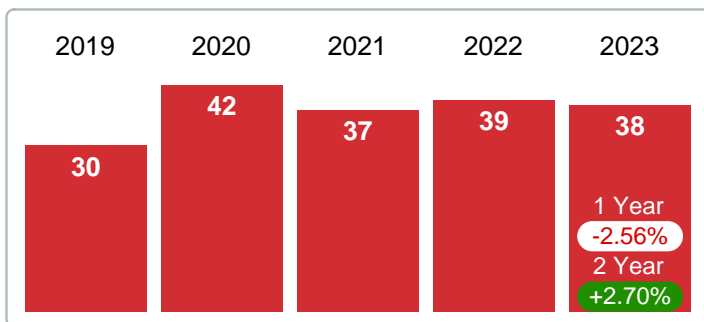
PENDING LISTINGS

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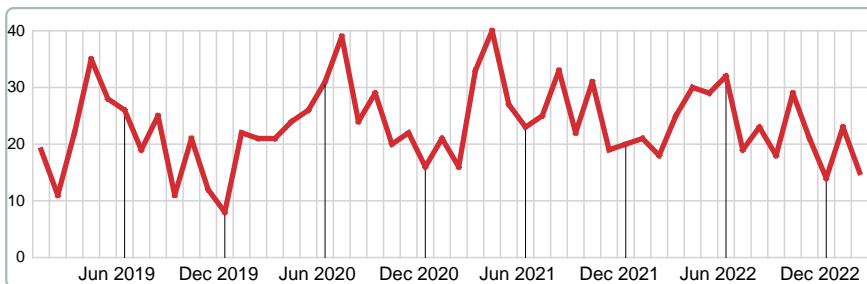
FEBRUARY



YEAR TO DATE (YTD)

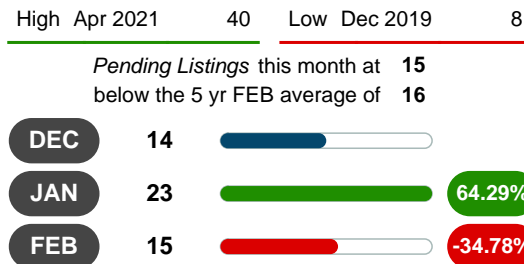


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 16



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	6.67%	116.0	0	1	0	0
\$50,001 - \$75,000	1	6.67%	12.0	1	0	0	0
\$75,001 - \$100,000	2	13.33%	59.5	1	0	1	0
\$100,001 - \$200,000	5	33.33%	45.0	2	2	1	0
\$200,001 - \$250,000	2	13.33%	24.0	0	1	1	0
\$250,001 - \$375,000	2	13.33%	93.5	0	2	0	0
\$375,001 and up	2	13.33%	75.0	1	1	0	0
Total Pending Units	15			5	7	3	0
Total Pending Volume	3,066,525	100%	45.0	814.00K	1.80M	455.00K	0.00B
Median Listing Price	\$175,725			\$120,000	\$219,900	\$120,000	\$0

February 2023



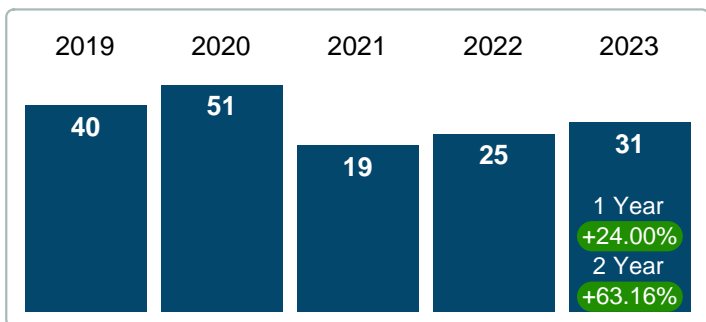
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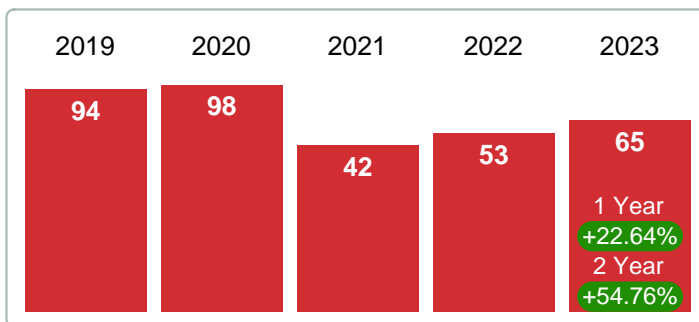
NEW LISTINGS

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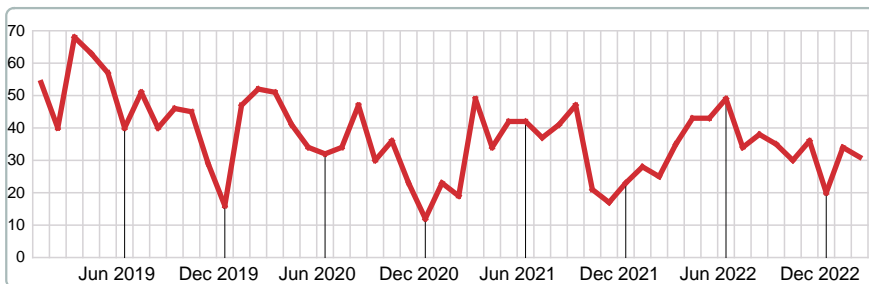
FEBRUARY



YEAR TO DATE (YTD)

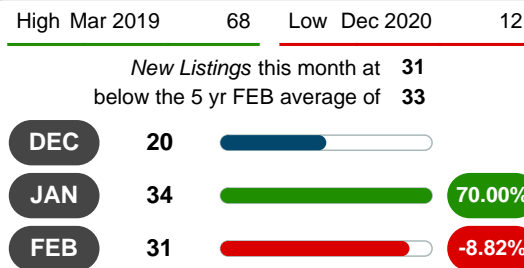


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 33



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	9.68%	3	0	0	0
\$125,001 - \$125,000	0	0.00%	0	0	0	0
\$125,001 - \$175,000	8	25.81%	1	5	2	0
\$175,001 - \$325,000	7	22.58%	2	5	0	0
\$325,001 - \$525,000	6	19.35%	1	4	1	0
\$525,001 - \$675,000	3	9.68%	0	3	0	0
\$675,001 and up	4	12.90%	0	1	1	2
Total New Listed Units	31		7	18	4	2
Total New Listed Volume	11,301,999	100%	1.20M	6.04M	2.30M	1.76M
Median New Listed Listing Price	\$275,000		\$152,600	\$297,000	\$324,950	\$882,450

February 2023



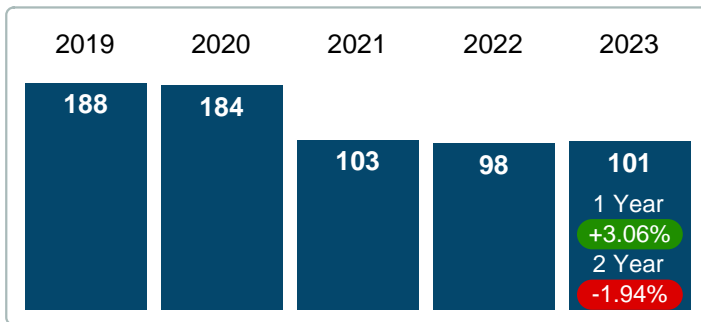
Area Delimited by County Of McIntosh - Residential Property Type



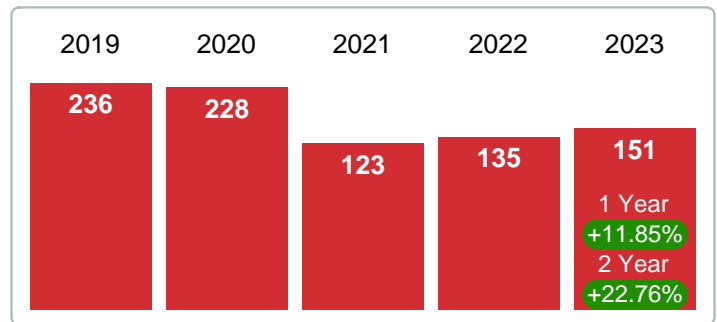
ACTIVE INVENTORY

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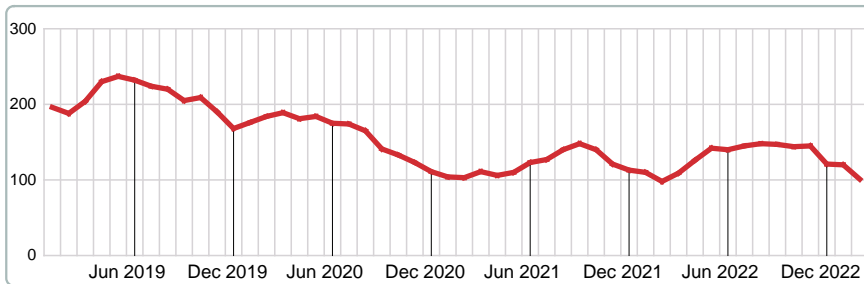
END OF FEBRUARY



ACTIVE DURING FEBRUARY

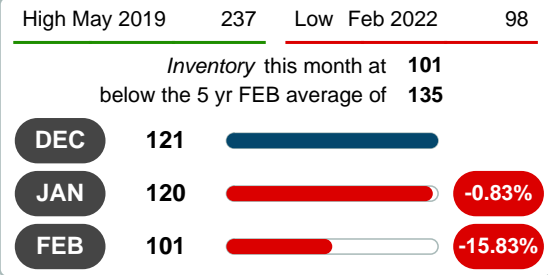


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 135



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	7	6.93%	54.0	4	2	1	0
\$100,001 - \$125,000	6	5.94%	155.5	3	3	0	0
\$125,001 - \$200,000	23	22.77%	48.0	6	12	5	0
\$200,001 - \$375,000	29	28.71%	71.0	6	17	4	2
\$375,001 - \$475,000	13	12.87%	49.0	2	7	4	0
\$475,001 - \$675,000	12	11.88%	112.5	0	7	4	1
\$675,001 and up	11	10.89%	49.0	0	3	4	4
Total Active Inventory by Units	101			21	51	22	7
Total Active Inventory by Volume	39,359,826	100%	54.0	4.09M	17.05M	13.55M	4.68M
Median Active Inventory Listing Price	\$289,000			\$182,500	\$275,000	\$424,950	\$678,000

February 2023



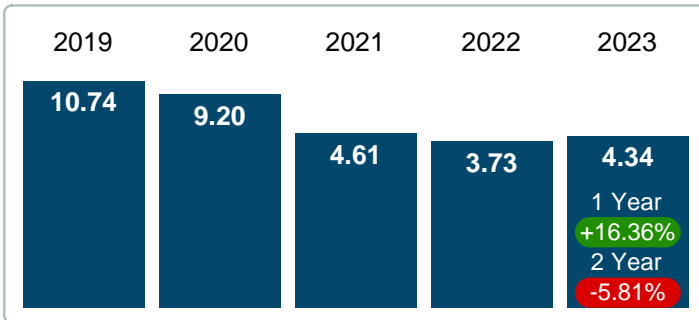
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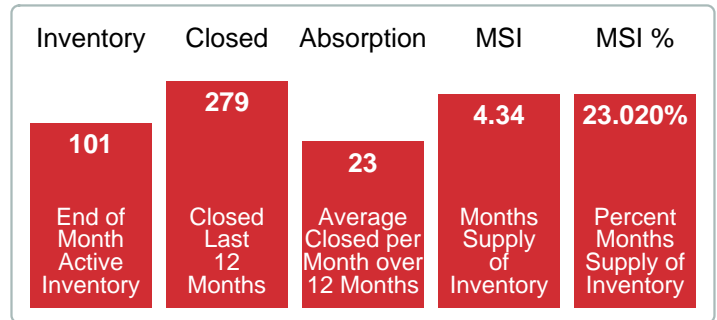
MONTHS SUPPLY of INVENTORY (MSI)

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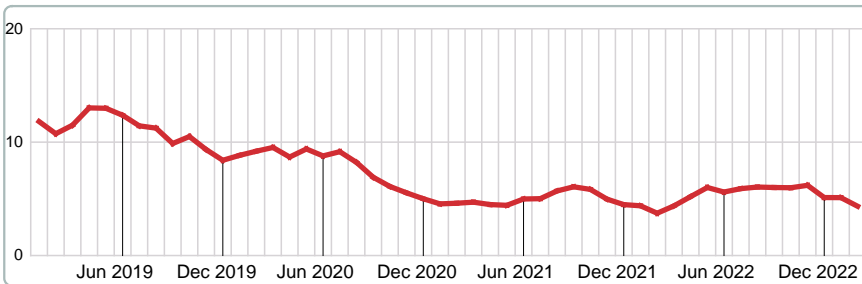
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2023



5 YEAR MARKET ACTIVITY TRENDS

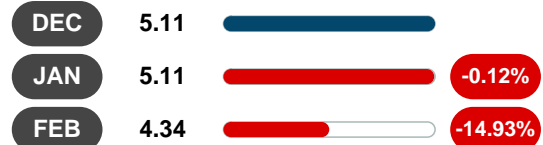


3 MONTHS

5 year FEB AVG = 6.53

High Apr 2019 13.02 Low Feb 2022 3.73

Months Supply this month at **4.34**
below the 5 yr FEB average of **6.53**



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	7	6.93%	1.91	1.92	1.50	4.00	0.00
\$100,001 - \$125,000	6	5.94%	3.00	5.14	2.25	0.00	0.00
\$125,001 - \$200,000	23	22.77%	3.89	2.77	3.43	20.00	0.00
\$200,001 - \$375,000	29	28.71%	3.59	5.54	3.64	2.00	6.00
\$375,001 - \$475,000	13	12.87%	7.80	24.00	9.33	6.00	0.00
\$475,001 - \$675,000	12	11.88%	8.47	0.00	7.64	16.00	12.00
\$675,001 and up	11	10.89%	22.00	0.00	0.00	16.00	16.00
Market Supply of Inventory (MSI)			4.34	3.41	4.08	5.87	8.40
		100%	4.34				
Total Active Inventory by Units			101	21	51	22	7

February 2023



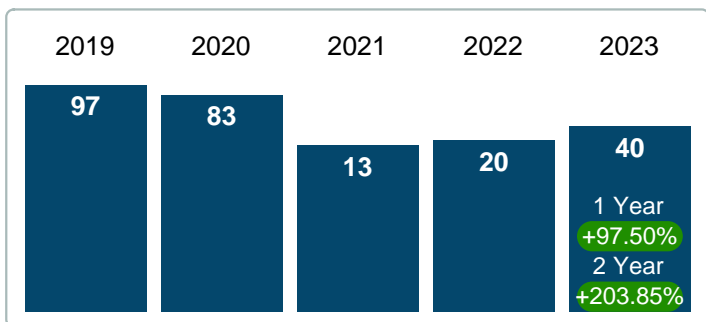
Area Delimited by County Of McIntosh - Residential Property Type



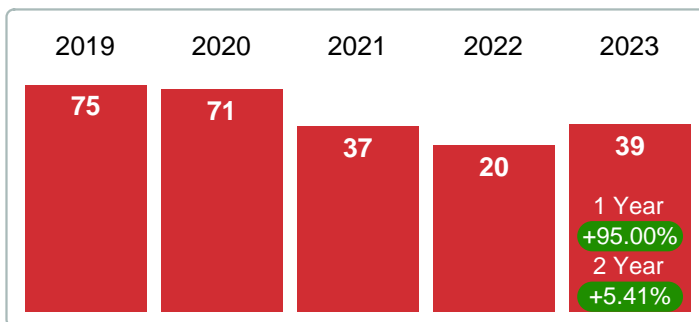
MEDIAN DAYS ON MARKET TO SALE

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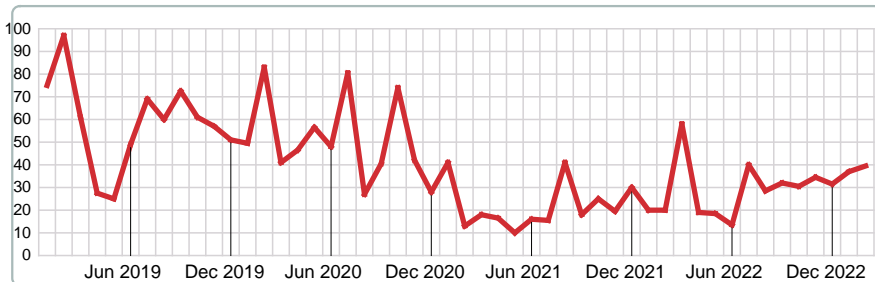
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

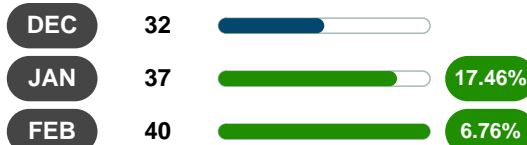


3 MONTHS

5 year FEB AVG = 51

High Feb 2019 97 Low May 2021 10

Median Days on Market to Sale this month at 40 below the 5 yr FEB average of 51



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
\$50,000 and less	9.09%	36	0	36	0	0
\$50,001 - \$75,000	4.55%	50	50	0	0	0
\$75,001 - \$175,000	22.73%	29	20	35	0	0
\$175,001 - \$275,000	22.73%	40	0	45	0	40
\$275,001 - \$300,000	18.18%	55	0	55	0	0
\$300,001 - \$475,000	9.09%	77	0	26	127	0
\$475,001 and up	13.64%	8	8	2	0	40
Median Closed DOM		40	20	36	127	40
Total Closed Units	100%	39.5	3	16	1	2
Total Closed Volume		5,514,725	616.00K	3.50M	450.00K	950.00K

February 2023



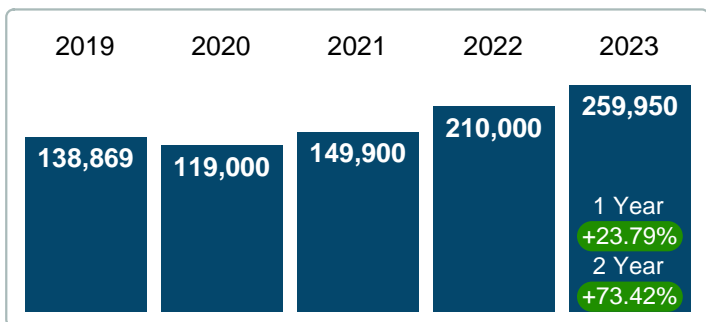
Area Delimited by County Of McIntosh - Residential Property Type



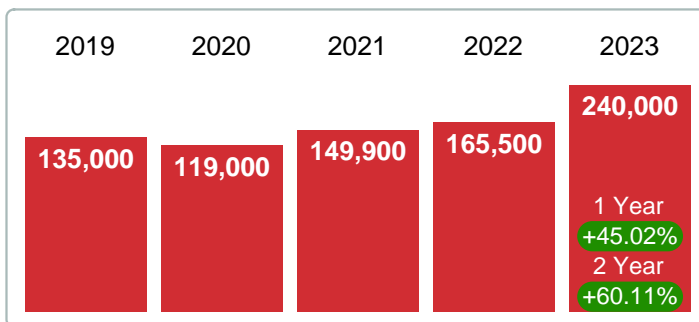
MEDIAN LIST PRICE AT CLOSING

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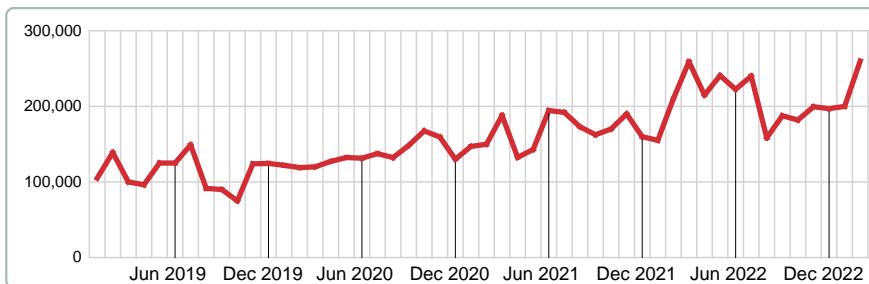
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

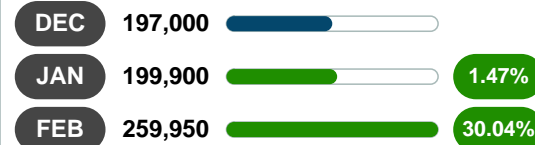


3 MONTHS

5 year FEB AVG = 175,544

High Feb 2023 259,950 Low Oct 2019 75,000

Median List Price at Closing this month at **259,950**
above the 5 yr FEB average of **175,544**



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
\$50,000 and less	0.00%	8	0	0	0	0
\$50,001 - \$75,000	13.64%	62,500	59,985	63,700	0	0
\$75,001 - \$175,000	18.18%	119,500	84,555	140,000	0	0
\$175,001 - \$275,000	22.73%	236,000	0	213,000	0	269,900
\$275,001 - \$300,000	22.73%	294,000	0	294,000	0	0
\$300,001 - \$475,000	9.09%	389,500	0	320,000	459,000	0
\$475,001 and up	13.64%	599,000	500,000	599,000	0	750,000
Median List Price		259,950	84,555	243,000	459,000	509,950
Total Closed Units	100%	259,950	3	16	1	2
Total Closed Volume		5,860,565	644.54K	3.74M	459.00K	1.02M

February 2023



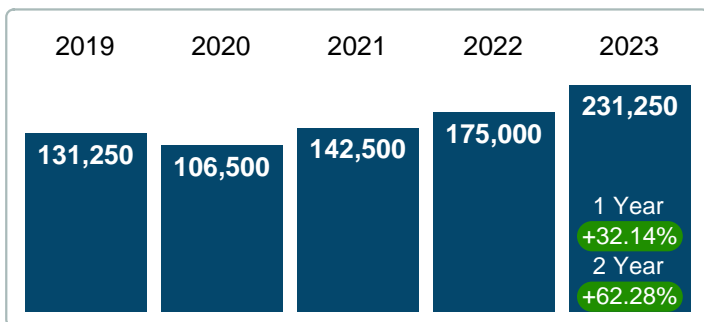
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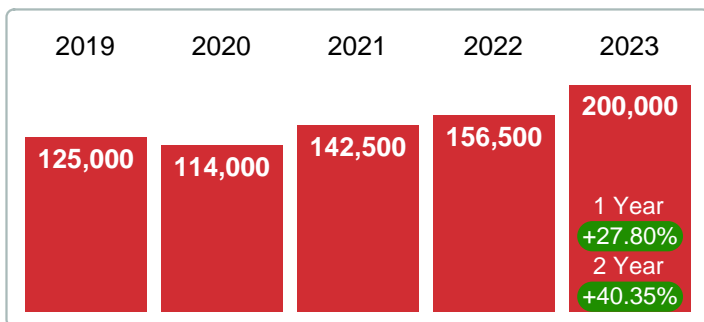
MEDIAN SOLD PRICE AT CLOSING

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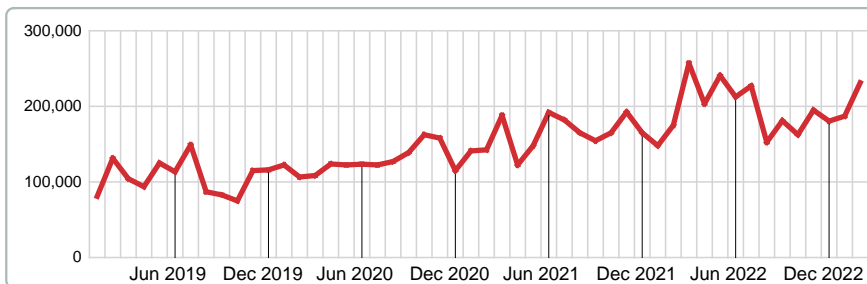
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

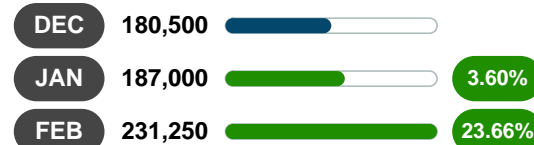


3 MONTHS

5 year FEB AVG = 157,300

High Mar 2022 257,000 Low Oct 2019 75,000

Median Sold Price at Closing this month at **231,250** above the 5 yr FEB average of **157,300**



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
\$50,000 and less	9.09%	47,000	0	47,000	0	0
\$50,001 - \$75,000	4.55%	57,000	57,000	0	0	0
\$75,001 - \$175,000	22.73%	118,000	79,000	125,000	0	0
\$175,001 - \$275,000	22.73%	226,500	0	222,250	0	250,000
\$275,001 - \$300,000	18.18%	285,000	0	285,000	0	0
\$300,001 - \$475,000	9.09%	381,000	0	312,000	450,000	0
\$475,001 and up	13.64%	605,000	480,000	605,000	0	700,000
Median Sold Price		231,250	79,000	222,250	450,000	475,000
Total Closed Units	100%	231,250	3	16	1	2
Total Closed Volume		5,514,725	616.00K	3.50M	450.00K	950.00K

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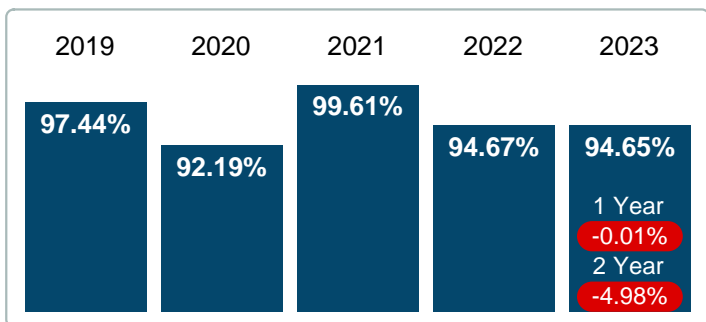
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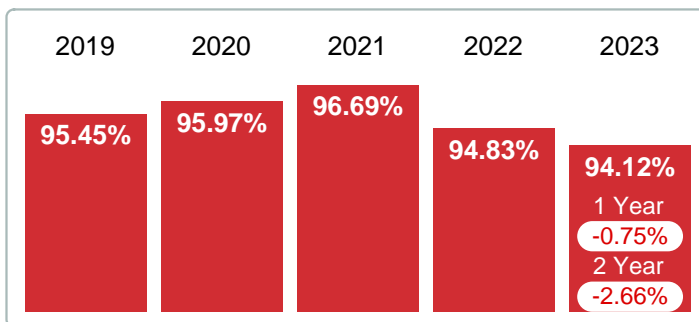
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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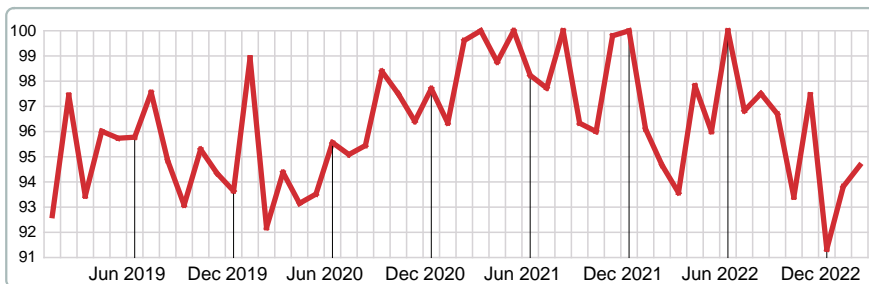
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

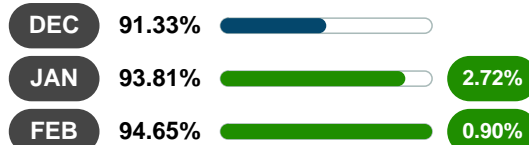


3 MONTHS

5 year FEB AVG = 95.71%

High Jun 2022 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **94.65%**
below the 5 yr FEB average of **95.71%**



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
\$50,000 and less	2	9.09%	73.75%	0.00%	73.75%	0.00%	0.00%
\$50,001 - \$75,000	1	4.55%	95.02%	95.02%	0.00%	0.00%	0.00%
\$75,001 - \$175,000	5	22.73%	84.29%	93.43%	83.81%	0.00%	0.00%
\$175,001 - \$275,000	5	22.73%	92.63%	0.00%	93.60%	0.00%	92.63%
\$275,001 - \$300,000	4	18.18%	98.98%	0.00%	98.98%	0.00%	0.00%
\$300,001 - \$475,000	2	9.09%	97.77%	0.00%	97.50%	98.04%	0.00%
\$475,001 and up	3	13.64%	96.00%	96.00%	101.00%	0.00%	93.33%
Median Sold/List Ratio		94.65%		95.02%	94.96%	98.04%	92.98%
Total Closed Units		22	100%	3	16	1	2
Total Closed Volume		5,514,725		616.00K	3.50M	450.00K	950.00K

February 2023



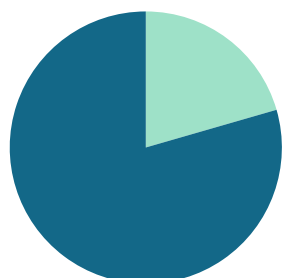
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

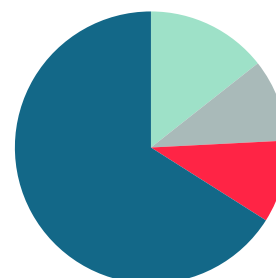


Inventory
 New Listings
31 = 20.53%
 Start Inventory
120
 Total Inventory Units
151
 Volume
\$53,416,990

Market Activity

Closed Sales
22 = 14.38%
 Pending Sales
15 = 9.80%
 Other Off Market
15 = 9.80%
 Active Inventory
101 = 66.01%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	25	22	-12.00%	46	41	-10.87%
Pending Sales	18	15	-16.67%	39	38	-2.56%
New Listings	25	31	24.00%	53	65	22.64%
Median List Price	210,000	259,950	23.79%	165,500	240,000	45.02%
Median Sale Price	175,000	231,250	32.14%	156,500	200,000	27.80%
Median Percent of Selling Price to List Price	94.67%	94.65%	-0.01%	94.83%	94.12%	-0.75%
Median Days on Market to Sale	20.00	39.50	97.50%	20.00	39.00	95.00%
Monthly Inventory	98	101	3.06%	98	101	3.06%
Months Supply of Inventory	3.73	4.34	16.36%	3.73	4.34	16.36%

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

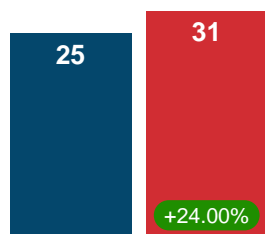
Inventory on February 28, 2023 = **101**

2022 **2023**

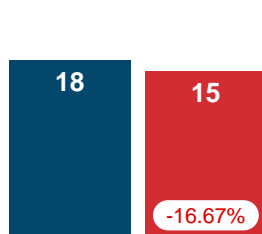
FEBRUARY MARKET

MEDIAN PRICES

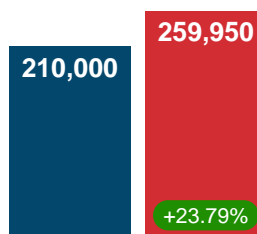
New Listings



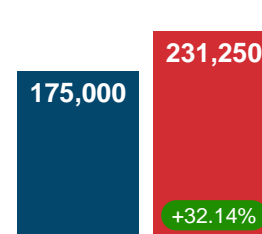
Pending Listings



List Price



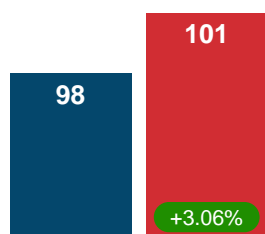
Sale Price



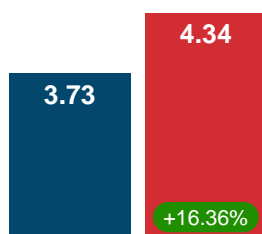
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

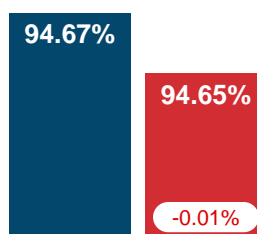
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

