

December 2019



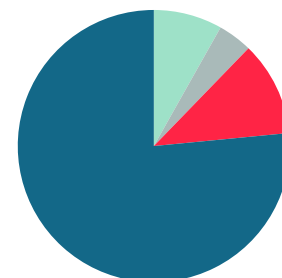
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 26, 2023 for MLS Technology Inc.

Compared Metrics	December		
	2018	2019	+/-%
Closed Listings	20	16	-20.00%
Pending Listings	15	8	-46.67%
New Listings	26	16	-38.46%
Median List Price	78,950	124,500	57.69%
Median Sale Price	78,500	116,000	47.77%
Median Percent of Selling Price to List Price	95.57%	93.64%	-2.01%
Median Days on Market to Sale	78.00	51.00	-34.62%
End of Month Inventory	187	150	-19.79%
Months Supply of Inventory	11.11	7.50	-32.49%



■ Closed (8.16%)
■ Pending (4.08%)
■ Other OffMarket (11.22%)
■ Active (76.53%)

Absorption: Last 12 months, an Average of **20** Sales/Month
Active Inventory as of December 31, 2019 = **150**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2019 decreased **19.79%** to 150 existing homes available for sale. Over the last 12 months this area has had an average of 20 closed sales per month. This represents an unsold inventory index of **7.50** 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 **47.77%** in December 2019 to \$116,000 versus the previous year at \$78,500.

Median Days on Market Shortens

The median number of **51.00** days that homes spent on the market before selling decreased by 27.00 days or **34.62%** in December 2019 compared to last year's same month at **78.00** DOM.

Sales Success for December 2019 is Positive

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

There were 16 New Listings in December 2019, down **38.46%** from last year at 26. Furthermore, there were 16 Closed Listings this month versus last year at 20, a **-20.00%** decrease.

Closed versus Listed trends yielded a **100.0%** ratio, up from previous year's, December 2018, at **76.9%**, a **30.00%** 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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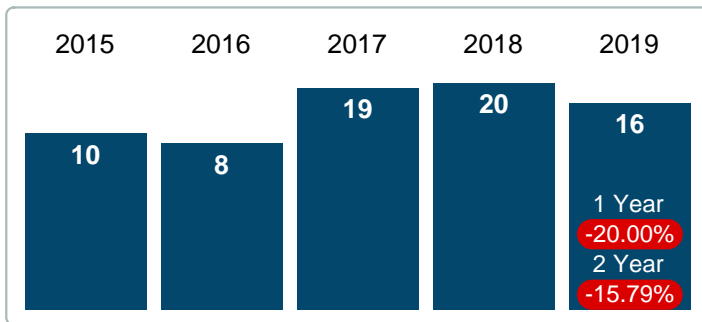
Area Delimited by County Of McIntosh - Residential Property Type



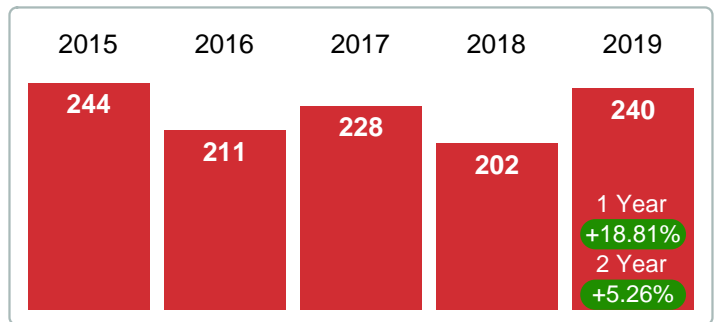
CLOSED LISTINGS

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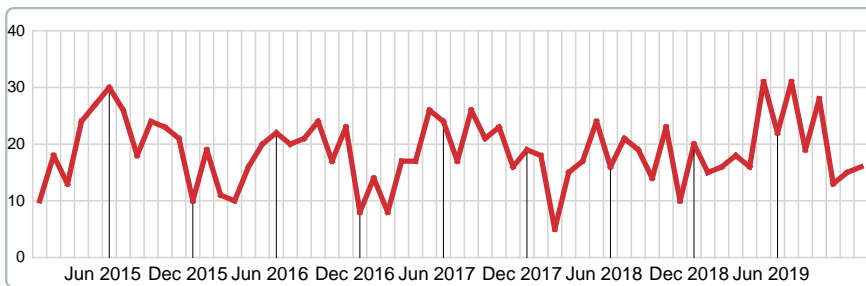
DECEMBER



YEAR TO DATE (YTD)

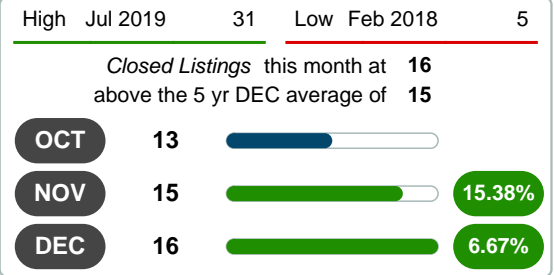


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 15



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	0	0.00%	0.0	0	0	0	0
\$10,001 - \$70,000	3	18.75%	160.0	2	1	0	0
\$70,001 - \$80,000	2	12.50%	42.5	2	0	0	0
\$80,001 - \$140,000	5	31.25%	60.0	0	3	1	1
\$140,001 - \$170,000	2	12.50%	57.0	0	2	0	0
\$170,001 - \$290,000	2	12.50%	78.5	0	2	0	0
\$290,001 and up	2	12.50%	13.5	0	2	0	0
Total Closed Units	16			4	10	1	1
Total Closed Volume	2,162,500	100%	51.0	186.65K	1.76M	87.50K	125.00K
Median Closed Price	\$116,000			\$47,000	\$147,000	\$87,500	\$125,000

December 2019



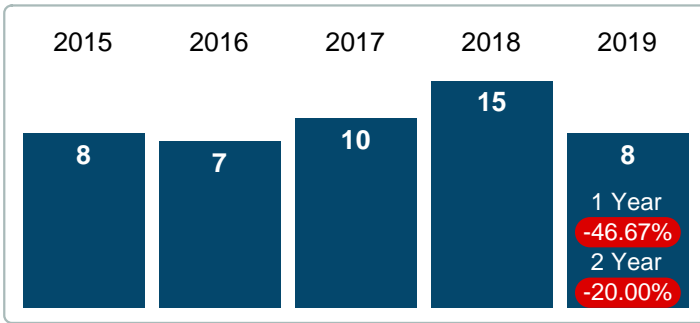
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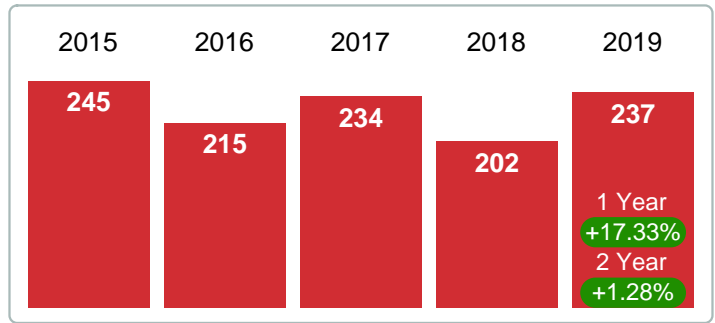
PENDING LISTINGS

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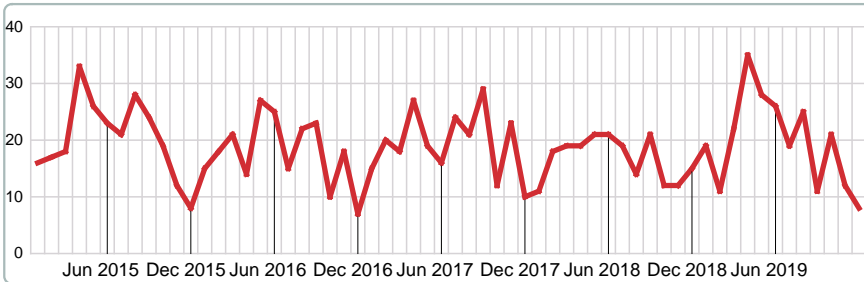
DECEMBER



YEAR TO DATE (YTD)

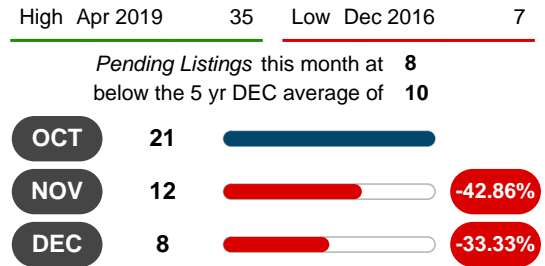


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 10



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	0	0.00%	13.5	0	0	0	0
\$20,001 - \$50,000	1	12.50%	164.0	1	0	0	0
\$50,001 - \$80,000	2	25.00%	108.5	0	2	0	0
\$80,001 - \$110,000	1	12.50%	117.0	0	0	1	0
\$110,001 - \$120,000	2	25.00%	51.0	0	1	1	0
\$120,001 - \$170,000	1	12.50%	176.0	0	1	0	0
\$170,001 and up	1	12.50%	177.0	0	1	0	0
Total Pending Units	8			1	5	2	0
Total Pending Volume	760,800	100%	115.0	25.00K	533.40K	202.40K	0.00B
Median Listing Price	\$101,200			\$25,000	\$115,000	\$101,200	\$0

December 2019



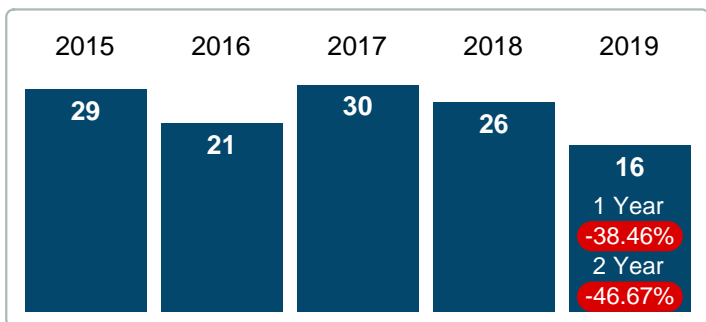
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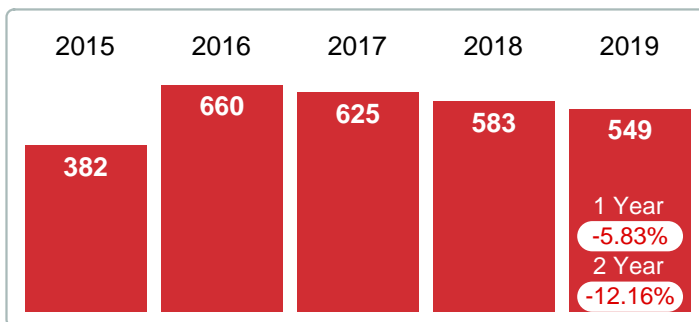
NEW LISTINGS

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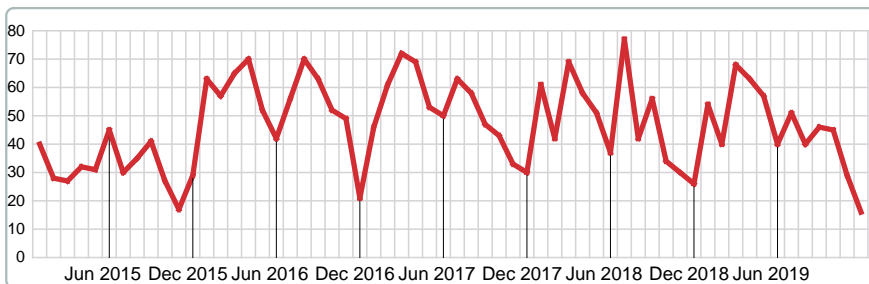
DECEMBER



YEAR TO DATE (YTD)

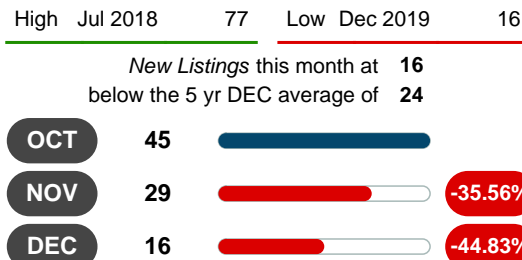


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 24



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	0	0	0	0
\$25,001 - \$100,000	3	18.75%	2	1	0	0
\$100,001 - \$150,000	2	12.50%	0	2	0	0
\$150,001 - \$200,000	5	31.25%	1	2	1	1
\$200,001 - \$250,000	2	12.50%	0	1	1	0
\$250,001 - \$300,000	2	12.50%	0	1	1	0
\$300,001 and up	2	12.50%	0	0	1	1
Total New Listed Units	16		3	7	4	2
Total New Listed Volume	3,013,397	100%	284.10K	1.16M	1.06M	504.90K
Median New Listed Listing Price	\$179,950		\$93,000	\$167,000	\$244,900	\$252,450

December 2019



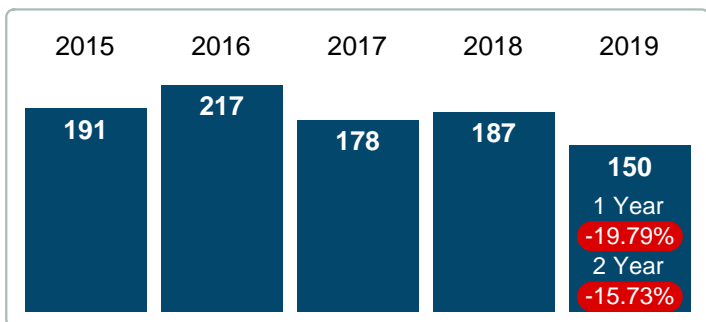
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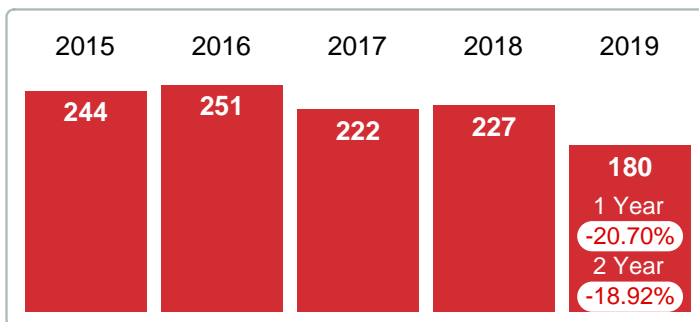
ACTIVE INVENTORY

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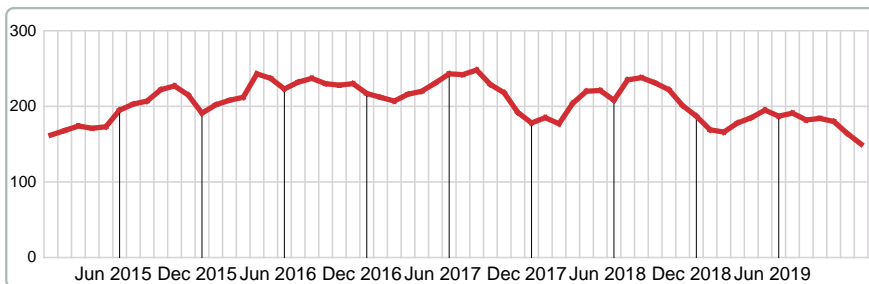
END OF DECEMBER



ACTIVE DURING DECEMBER

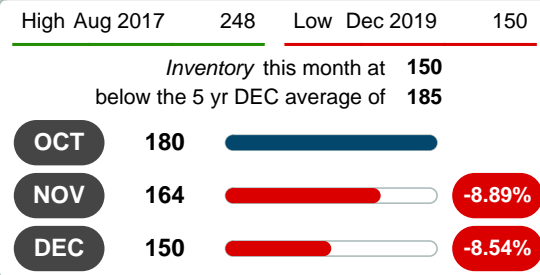


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 185



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	15	10.00%	75.0	8	7	0	0
\$50,001 - \$50,000	0	0.00%	75.0	0	0	0	0
\$50,001 - \$100,000	36	24.00%	113.5	15	17	4	0
\$100,001 - \$175,000	40	26.67%	96.0	6	26	7	1
\$175,001 - \$225,000	18	12.00%	109.0	2	10	5	1
\$225,001 - \$350,000	26	17.33%	98.0	3	11	8	4
\$350,001 and up	15	10.00%	81.0	0	7	5	3
Total Active Inventory by Units	150			34	78	29	9
Total Active Inventory by Volume	29,163,793	100%	94.0	3.39M	13.82M	6.88M	5.07M
Median Active Inventory Listing Price	\$152,500			\$82,000	\$147,400	\$225,000	\$299,000

December 2019



Area Delimited by County Of McIntosh - Residential Property Type



MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jul 26, 2023 for MLS Technology Inc.

MSI FOR DECEMBER

2015	2016	2017	2018	2019

INDICATORS FOR DECEMBER 2019

Inventory	Closed	Absorption	MSI	MSI %
150	0	0	inf	0.000%
End of Month Active Inventory	Closed Last 12 Months	Average Closed per Month over 12 Months	Months Supply of Inventory	Percent Months Supply of Inventory

5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = inf

High Dec 2019	inf	Low Dec 2019	inf
Months Supply this month at inf equal to 5 yr DEC average of inf			
OCT	inf		%
NOV	inf		%
DEC	inf		%

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	15	10.00%	3.83	4.00	4.20	0.00	0.00
\$50,001 - \$50,000	0	0.00%	nan	0.00	0.00	0.00	0.00
\$50,001 - \$100,000	36	24.00%	6.26	6.43	5.67	9.60	0.00
\$100,001 - \$175,000	40	26.67%	8.14	4.80	9.75	8.40	6.00
\$175,001 - \$225,000	18	12.00%	7.71	8.00	5.71	15.00	0.00
\$225,001 - \$350,000	26	17.33%	10.76	18.00	7.76	10.67	48.00
\$350,001 and up	15	10.00%	22.50	0.00	21.00	20.00	36.00
Market Supply of Inventory (MSI)			7.50	5.67	7.20	10.24	27.00
		100%	7.50				
Total Active Inventory by Units			150	34	78	29	9

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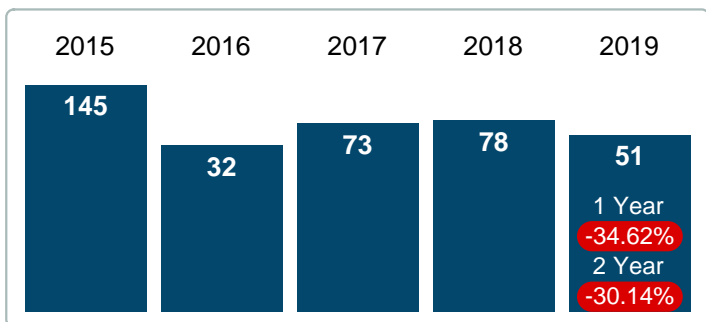
Area Delimited by County Of McIntosh - Residential Property Type



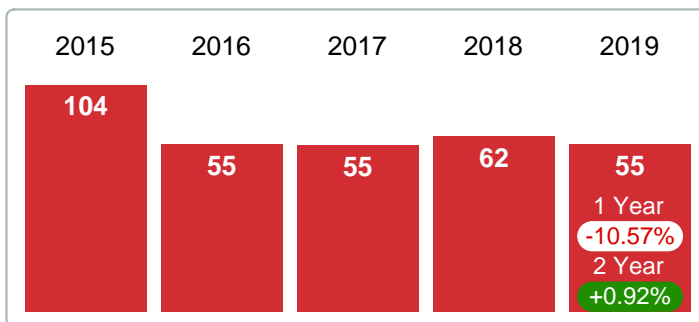
MEDIAN DAYS ON MARKET TO SALE

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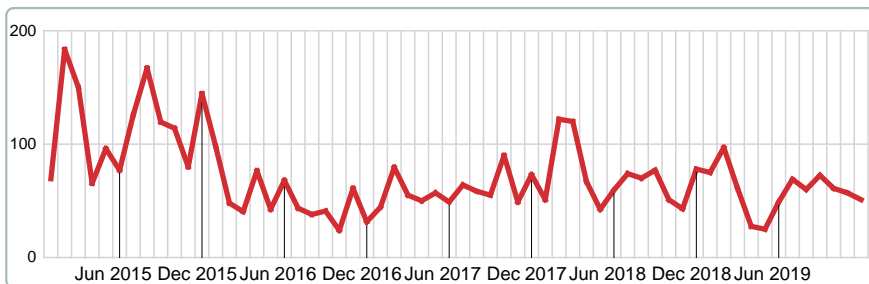
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

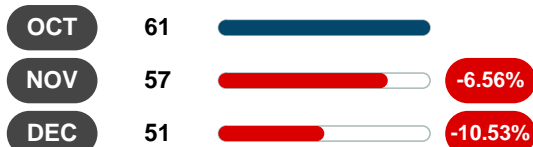


3 MONTHS

5 year DEC AVG = 76

High Feb 2015 184 Low Oct 2016 24

Median Days on Market to Sale this month at 51 below the 5 yr DEC average of 76



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
\$10,000 and less	0.00%	81	0	0	0	0
\$10,001 - \$70,000	18.75%	160	162	28	0	0
\$70,001 - \$80,000	12.50%	43	43	0	0	0
\$80,001 - \$140,000	31.25%	60	0	60	117	1
\$140,001 - \$170,000	12.50%	57	0	57	0	0
\$170,001 - \$290,000	12.50%	79	0	79	0	0
\$290,001 and up	12.50%	14	0	14	0	0
Median Closed DOM		51	116	38	117	1
Total Closed Units	100%	51.0	4	10	1	1
Total Closed Volume		2,162,500	186.65K	1.76M	87.50K	125.00K

December 2019



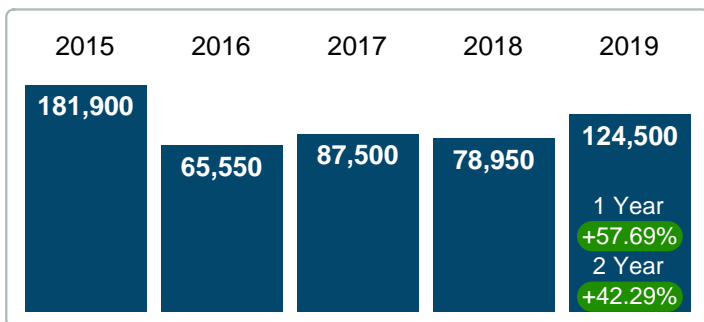
Area Delimited by County Of McIntosh - Residential Property Type



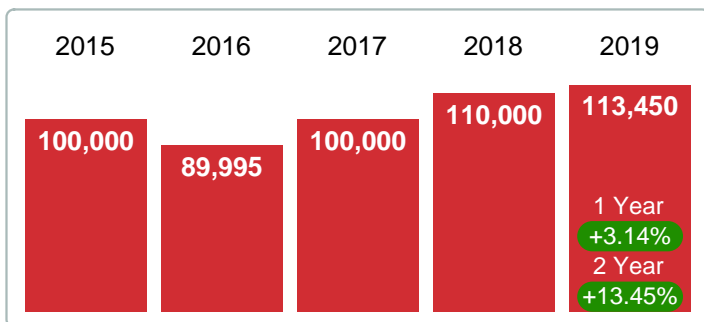
MEDIAN LIST PRICE AT CLOSING

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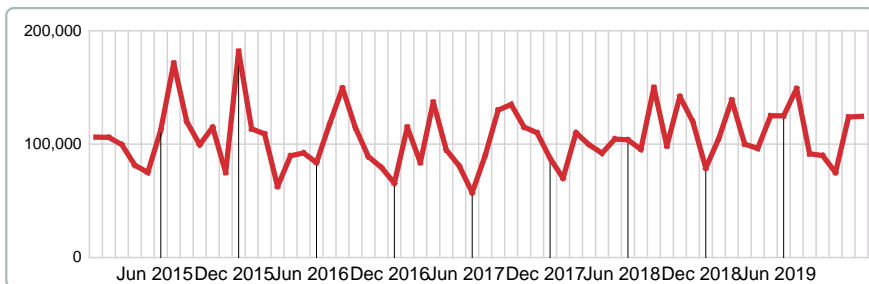
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 107,680

High Dec 2015 181,900 Low Jun 2017 57,300

Median List Price at Closing this month at **124,500**
 above the 5 yr DEC average of **107,680**

OCT	75,000	<div style="width: 20%;"></div>
NOV	123,900	<div style="width: 65.20%;"></div>
DEC	124,500	<div style="width: 0.48%;"></div>

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
\$10,000 and less	0	0.00%	14	0	0	0	0
\$10,001 - \$70,000	3	18.75%	25,000	21,750	29,500	0	0
\$70,001 - \$80,000	1	6.25%	75,000	75,000	0	0	0
\$80,001 - \$140,000	6	37.50%	103,750	92,500	115,000	87,500	140,000
\$140,001 - \$170,000	2	12.50%	156,450	0	156,450	0	0
\$170,001 - \$290,000	2	12.50%	214,950	0	214,950	0	0
\$290,001 and up	2	12.50%	339,000	0	339,000	0	0
Median List Price			124,500	50,000	156,450	87,500	140,000
Total Closed Units		100%	124,500	4	10	1	1
Total Closed Volume			2,227,700	211.00K	1.79M	87.50K	140.00K

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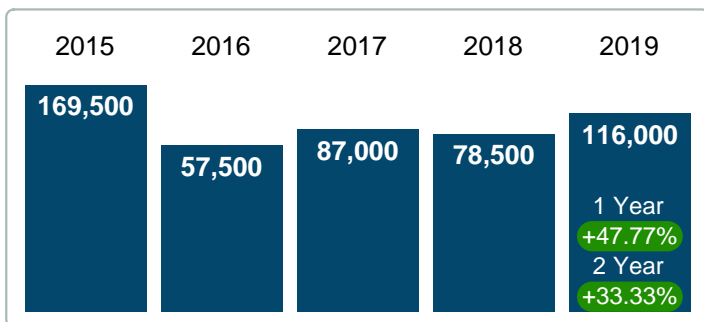
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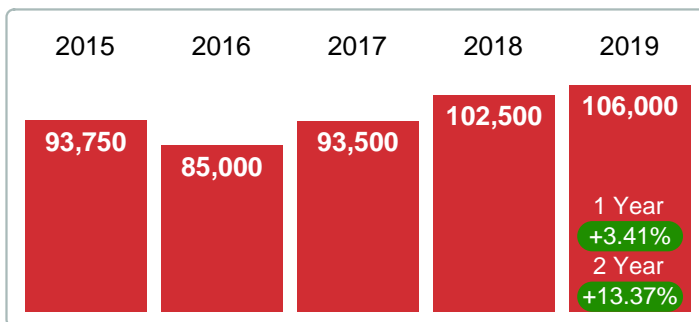
MEDIAN SOLD PRICE AT CLOSING

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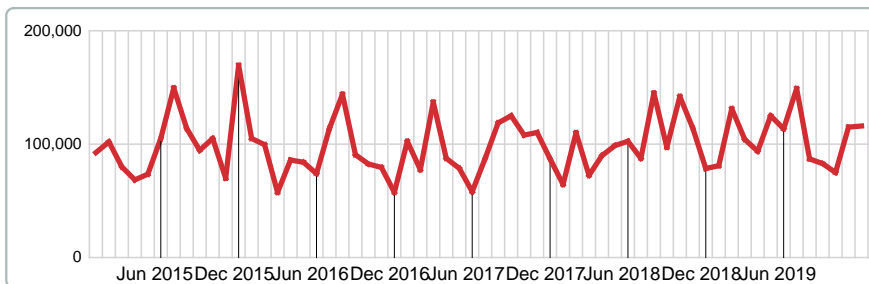
DECEMBER



YEAR TO DATE (YTD)

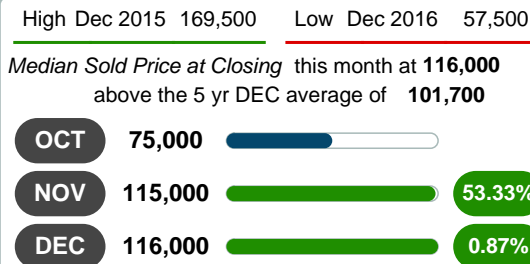


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 101,700



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
\$10,000 and less	0	0.00%	339,000	0	0	0	0
\$10,001 - \$70,000	3	18.75%	19,000	18,000	27,000	0	0
\$70,001 - \$80,000	2	12.50%	75,325	75,325	0	0	0
\$80,001 - \$140,000	5	31.25%	107,000	0	107,000	87,500	125,000
\$140,001 - \$170,000	2	12.50%	147,000	0	147,000	0	0
\$170,001 - \$290,000	2	12.50%	207,450	0	207,450	0	0
\$290,001 and up	2	12.50%	355,000	0	355,000	0	0
Median Sold Price			116,000	47,000	147,000	87,500	125,000
Total Closed Units		100%	116,000	4	10	1	1
Total Closed Volume			2,162,500	186.65K	1.76M	87.50K	125.00K

December 2019



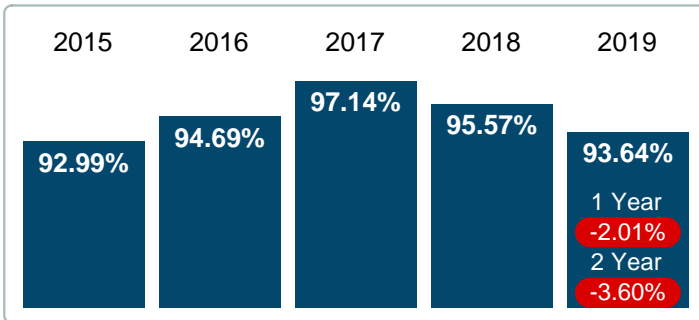
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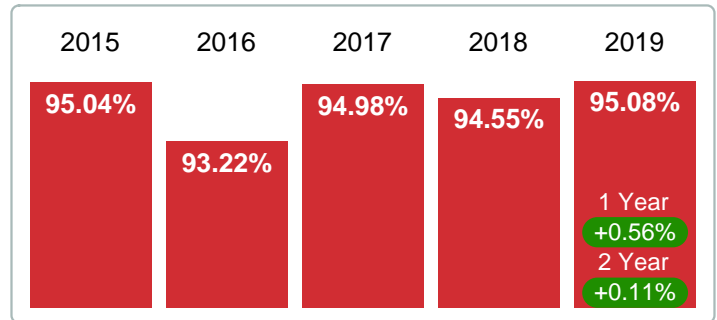
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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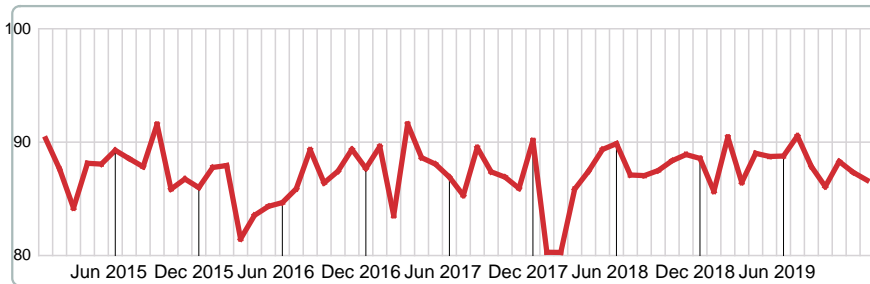
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

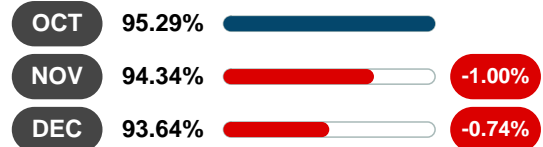


3 MONTHS

5 year DEC AVG = 94.81%

High Mar 2017 98.59% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **93.64%**
 below the 5 yr DEC average of **94.81%**



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
\$10,000 and less	0	0.00%	95.00%	0.00%	0.00%	0.00%	0.00%
\$10,001 - \$70,000	3	18.75%	91.53%	83.95%	91.53%	0.00%	0.00%
\$70,001 - \$80,000	2	12.50%	90.97%	90.97%	0.00%	0.00%	0.00%
\$80,001 - \$140,000	5	31.25%	93.28%	0.00%	93.28%	100.00%	89.29%
\$140,001 - \$170,000	2	12.50%	94.07%	0.00%	94.07%	0.00%	0.00%
\$170,001 - \$290,000	2	12.50%	97.00%	0.00%	97.00%	0.00%	0.00%
\$290,001 and up	2	12.50%	104.05%	0.00%	104.05%	0.00%	0.00%
Median Sold/List Ratio		93.64%		86.49%	94.53%	100.00%	89.29%
Total Closed Units		16	100%	4	10	1	1
Total Closed Volume		2,162,500		186.65K	1.76M	87.50K	125.00K

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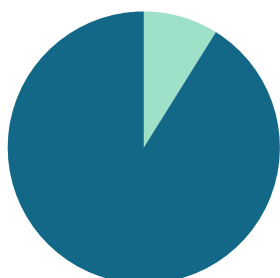
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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INVENTORY

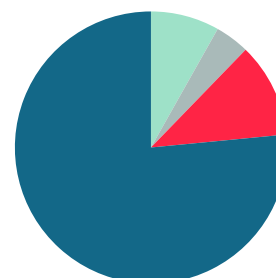


Inventory
 New Listings
16 = 8.89%
 Start Inventory
164
 Total Inventory Units
180
 Volume
\$34,984,188

Market Activity

Closed Sales
16 = 8.16%
 Pending Sales
8 = 4.08%
 Other Off Market
22 = 11.22%
 Active Inventory
150 = 76.53%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	20	16	-20.00%	202	240	18.81%
Pending Sales	15	8	-46.67%	202	237	17.33%
New Listings	26	16	-38.46%	583	549	-5.83%
Median List Price	78,950	124,500	57.69%	110,000	113,450	3.14%
Median Sale Price	78,500	116,000	47.77%	102,500	106,000	3.41%
Median Percent of Selling Price to List Price	95.57%	93.64%	-2.01%	94.55%	95.08%	0.56%
Median Days on Market to Sale	78.00	51.00	-34.62%	61.50	55.00	-10.57%
Monthly Inventory	187	150	-19.79%	187	150	-19.79%
Months Supply of Inventory	11.11	7.50	-32.49%	11.11	7.50	-32.49%

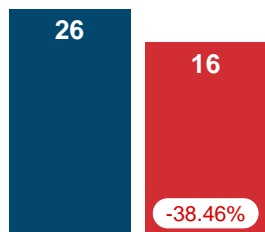
Absorption: Last 12 months, an Average of **20** Sales/Month

Inventory on December 31, 2019 = **150** 2018 2019

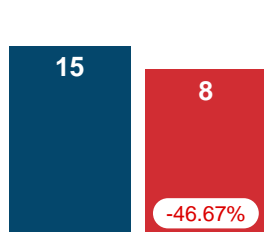
DECEMBER MARKET

MEDIAN PRICES

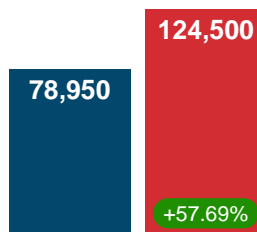
New Listings



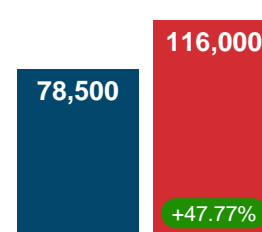
Pending Listings



List Price



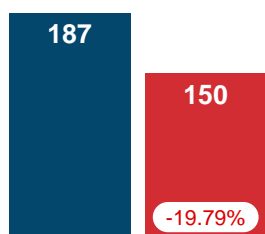
Sale Price



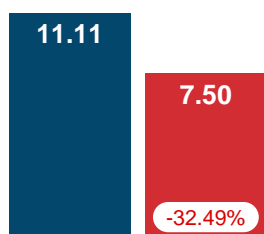
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

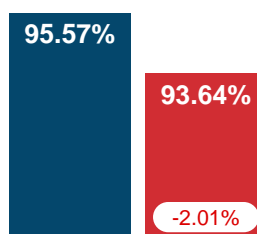
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

