

December 2020



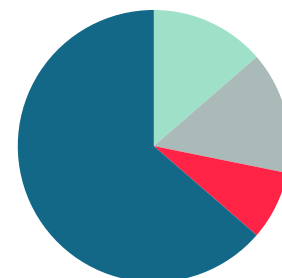
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 01, 2023 for MLS Technology Inc.

Compared Metrics	December		
	2019	2020	+/-%
Closed Listings	16	15	-6.25%
Pending Listings	8	16	100.00%
New Listings	16	12	-25.00%
Median List Price	124,500	130,000	4.42%
Median Sale Price	116,000	115,000	-0.86%
Median Percent of Selling Price to List Price	93.64%	97.70%	4.33%
Median Days on Market to Sale	51.00	28.00	-45.10%
End of Month Inventory	150	70	-53.33%
Months Supply of Inventory	7.50	3.16	-57.89%



■ Closed (13.64%)
■ Pending (14.55%)
■ Other OffMarket (8.18%)
■ Active (63.64%)

Absorption: Last 12 months, an Average of **22** Sales/Month
Active Inventory as of December 31, 2020 = **70**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2020 decreased **53.33%** to 70 existing homes available for sale. Over the last 12 months this area has had an average of 22 closed sales per month. This represents an unsold inventory index of **3.16** 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 **0.86%** in December 2020 to \$115,000 versus the previous year at \$116,000.

Median Days on Market Shortens

The median number of **28.00** days that homes spent on the market before selling decreased by 23.00 days or **45.10%** in December 2020 compared to last year's same month at **51.00** DOM.

Sales Success for December 2020 is Positive

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

There were 12 New Listings in December 2020, down **25.00%** from last year at 16. Furthermore, there were 15 Closed Listings this month versus last year at 16, a **-6.25%** decrease.

Closed versus Listed trends yielded a **125.0%** ratio, up from previous year's, December 2019, at **100.0%**, a **25.00%** 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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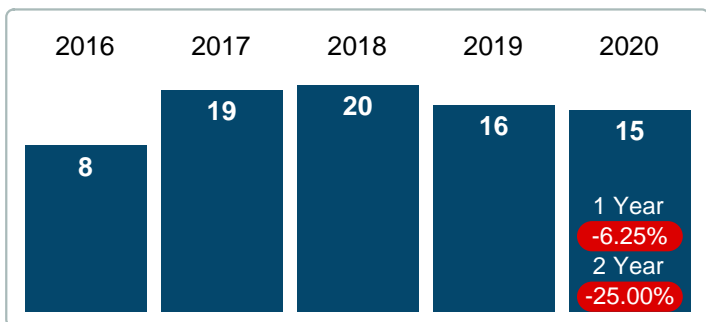
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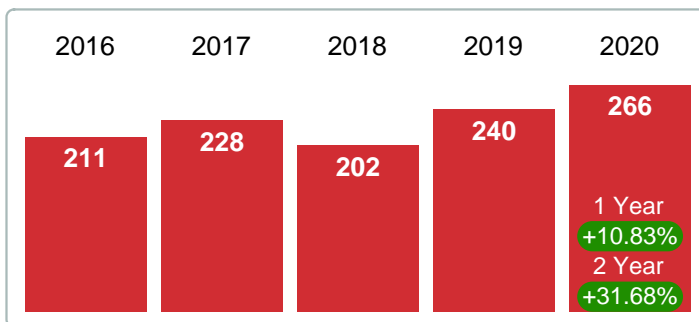
CLOSED LISTINGS

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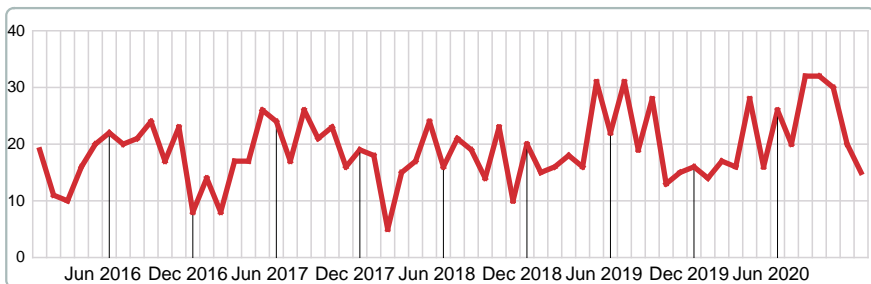
DECEMBER



YEAR TO DATE (YTD)

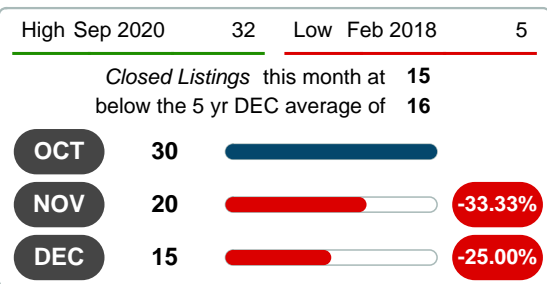


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 16



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$80,000 and less	2	13.33%	62.5	2	0	0	0
\$80,001 - \$100,000	1	6.67%	70.0	0	1	0	0
\$100,001 - \$100,000	0	0.00%	70.0	0	0	0	0
\$100,001 - \$160,000	6	40.00%	6.5	1	5	0	0
\$160,001 - \$350,000	2	13.33%	56.0	2	0	0	0
\$350,001 - \$490,000	2	13.33%	45.5	0	1	1	0
\$490,001 and up	2	13.33%	51.5	0	0	2	0
Total Closed Units	15			5	7	3	0
Total Closed Volume	3,321,000	100%	28.0	627.00K	1.07M	1.63M	0.00B
Median Closed Price	\$115,000			\$105,000	\$115,000	\$495,000	\$0

December 2020



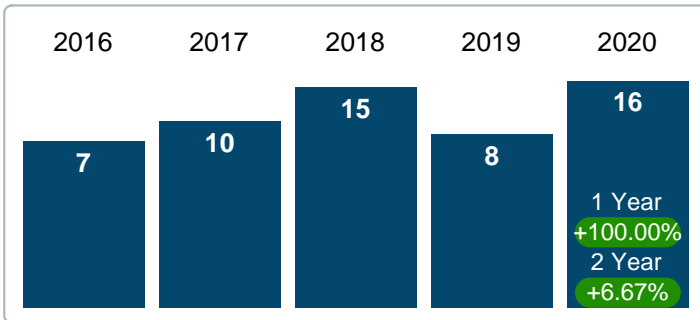
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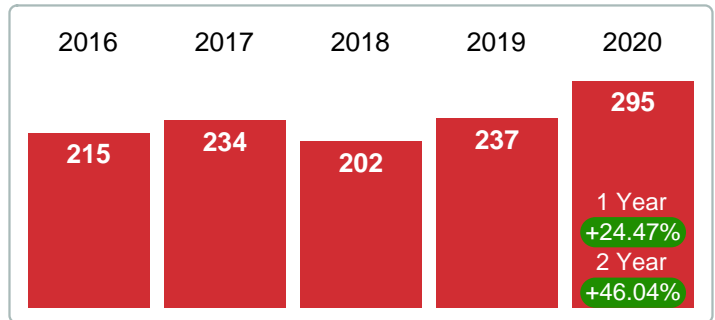
PENDING LISTINGS

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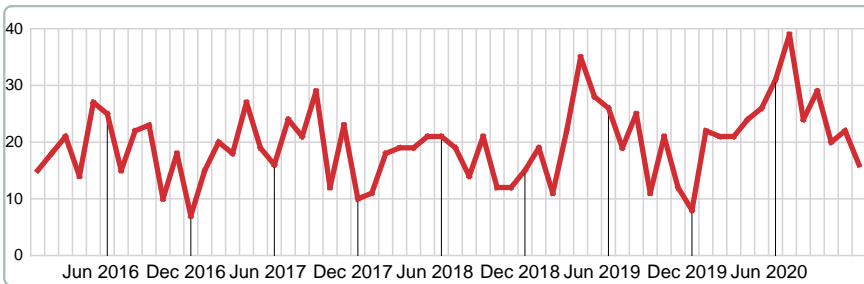
DECEMBER



YEAR TO DATE (YTD)

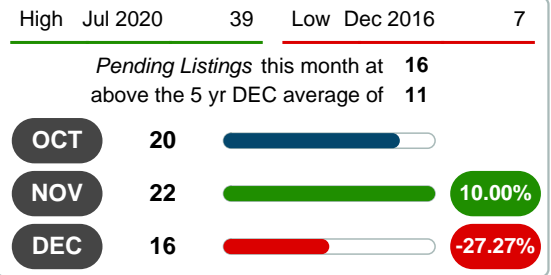


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 11



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	1 <div style="width: 6.25%;"></div>	6.25%	31.0	1	0	0	0
\$40,001 - \$70,000	2 <div style="width: 12.50%;"></div>	12.50%	35.5	0	2	0	0
\$70,001 - \$130,000	3 <div style="width: 18.75%;"></div>	18.75%	49.0	1	2	0	0
\$130,001 - \$160,000	4 <div style="width: 25.00%;"></div>	25.00%	40.0	1	2	1	0
\$160,001 - \$180,000	3 <div style="width: 18.75%;"></div>	18.75%	10.0	0	3	0	0
\$180,001 - \$240,000	1 <div style="width: 6.25%;"></div>	6.25%	125.0	0	0	1	0
\$240,001 and up	2 <div style="width: 12.50%;"></div>	12.50%	47.5	0	2	0	0
Total Pending Units	16			3	11	2	0
Total Pending Volume	2,699,700	100%	29.0	266.90K	2.08M	355.50K	0.00B
Median Listing Price	\$146,500			\$72,000	\$155,000	\$177,750	\$0

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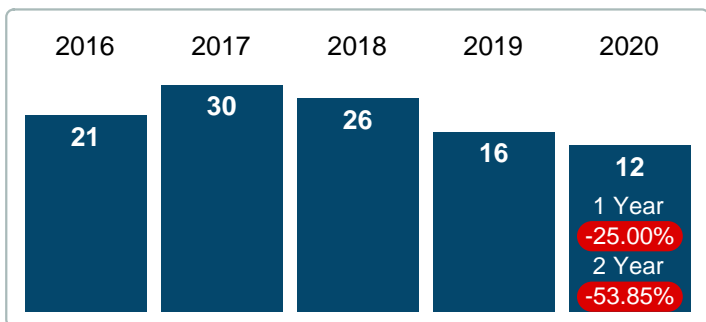
Area Delimited by County Of McIntosh - Residential Property Type



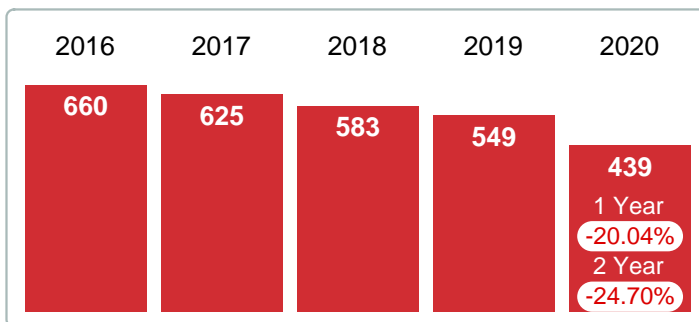
NEW LISTINGS

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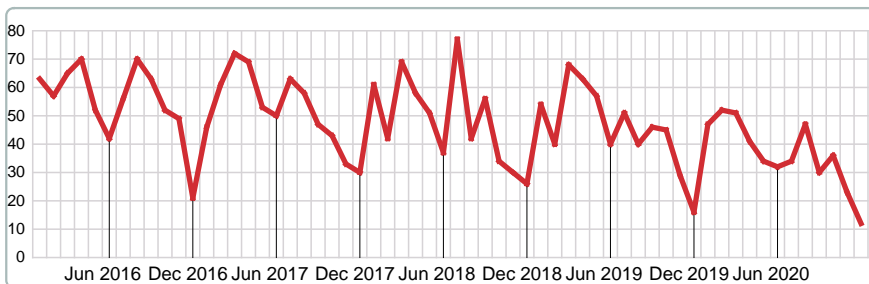
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 21

High Jul 2018 77 Low Dec 2020 12

New Listings this month at 12
below the 5 yr DEC average of 21



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	0	0.00%	0	0	0	0
\$30,001 - \$40,000	2	16.67%	0	2	0	0
\$40,001 - \$70,000	2	16.67%	0	2	0	0
\$70,001 - \$130,000	2	16.67%	1	1	0	0
\$130,001 - \$160,000	3	25.00%	1	1	1	0
\$160,001 - \$180,000	2	16.67%	0	2	0	0
\$180,001 and up	1	8.33%	0	1	0	0
Total New Listed Units	12		2	9	1	0
Total New Listed Volume	1,389,100	100%	218.40K	1.03M	138.00K	0.00B
Median New Listed Listing Price	\$119,500		\$109,200	\$101,000	\$138,000	\$0

December 2020



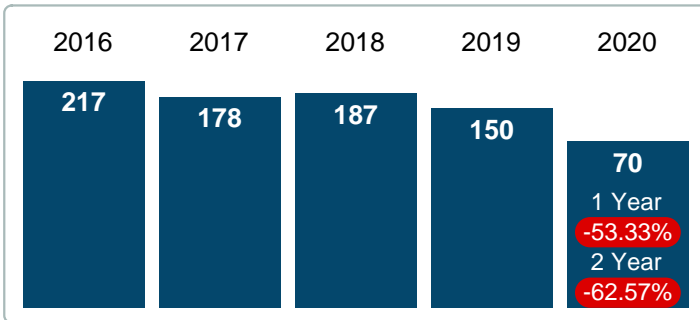
Area Delimited by County Of McIntosh - Residential Property Type



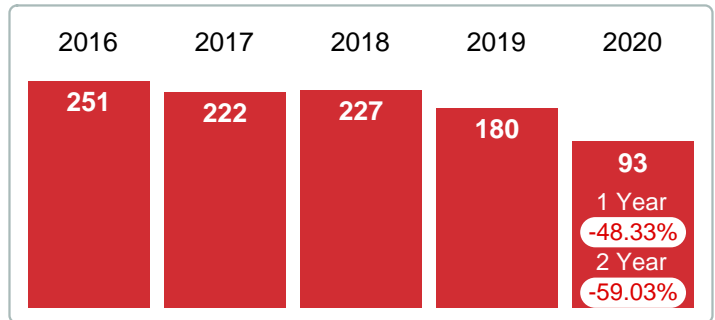
ACTIVE INVENTORY

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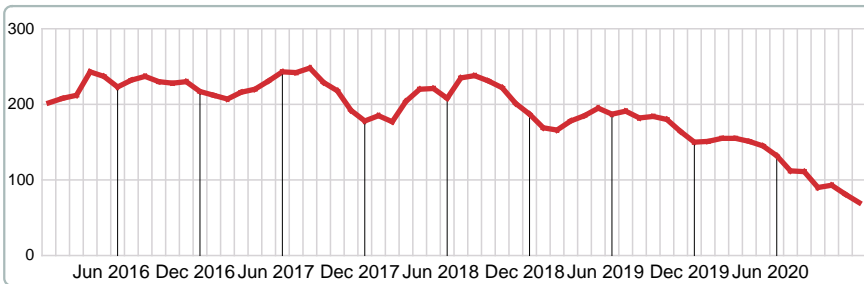
END OF DECEMBER



ACTIVE DURING DECEMBER

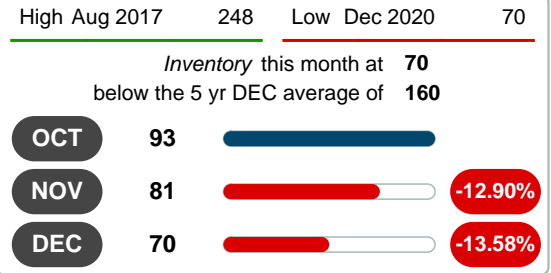


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 160



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	7	10.00%	57.0	3	4	0	0
\$50,001 - \$75,000	4	5.71%	97.5	2	2	0	0
\$75,001 - \$150,000	14	20.00%	88.5	4	10	0	0
\$150,001 - \$275,000	19	27.14%	83.0	2	13	4	0
\$275,001 - \$425,000	9	12.86%	97.0	1	2	5	1
\$425,001 - \$725,000	10	14.29%	147.5	1	2	4	3
\$725,001 and up	7	10.00%	62.0	0	3	3	1
Total Active Inventory by Units	70			13	36	16	5
Total Active Inventory by Volume	20,982,750	100%	84.5	1.95M	8.04M	7.05M	3.94M
Median Active Inventory Listing Price	\$190,000			\$115,000	\$161,450	\$357,450	\$599,900

December 2020



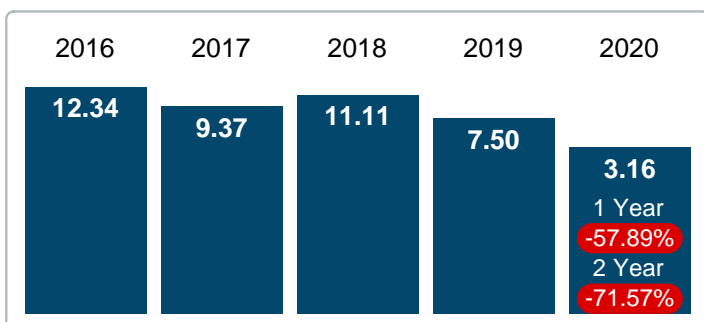
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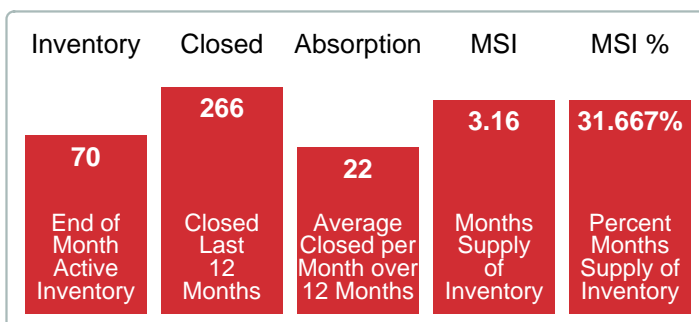
MONTHS SUPPLY of INVENTORY (MSI)

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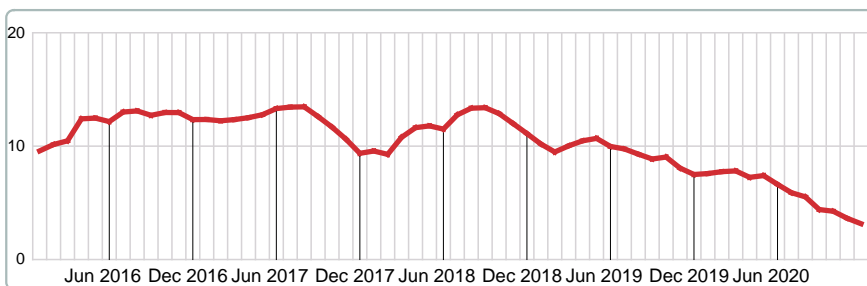
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2020



5 YEAR MARKET ACTIVITY TRENDS

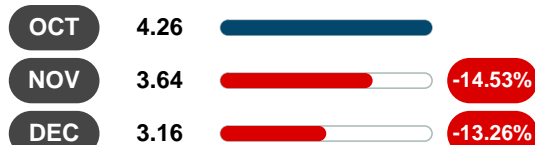


3 MONTHS

5 year DEC AVG = 8.70

High Aug 2017 13.47 Low Dec 2020 3.16

Months Supply this month at 3.16 below the 5 yr DEC average of 8.70



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
\$50,000 and less	7	10.00%	2.33	2.25	2.67	0.00	0.00
\$50,001 - \$75,000	4	5.71%	1.71	2.40	1.50	0.00	0.00
\$75,001 - \$150,000	14	20.00%	1.73	1.45	2.22	0.00	0.00
\$150,001 - \$275,000	19	27.14%	3.26	1.41	5.38	2.40	0.00
\$275,001 - \$425,000	9	12.86%	4.15	12.00	1.85	7.50	3.00
\$425,001 - \$725,000	10	14.29%	17.14	0.00	4.80	24.00	0.00
\$725,001 and up	7	10.00%	42.00	0.00	0.00	18.00	0.00
Market Supply of Inventory (MSI)	3.16	100%	3.16	2.03	3.20	4.17	7.50
Total Active Inventory by Units	70			13	36	16	5

December 2020



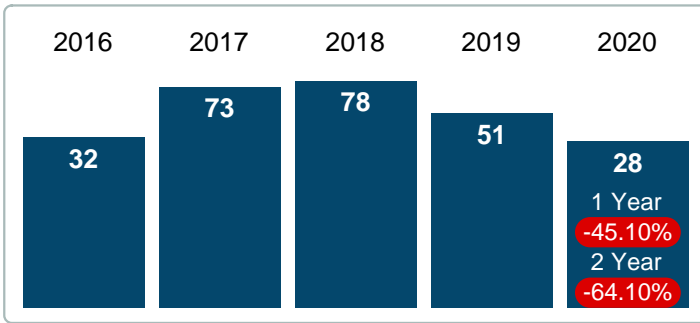
Area Delimited by County Of McIntosh - Residential Property Type



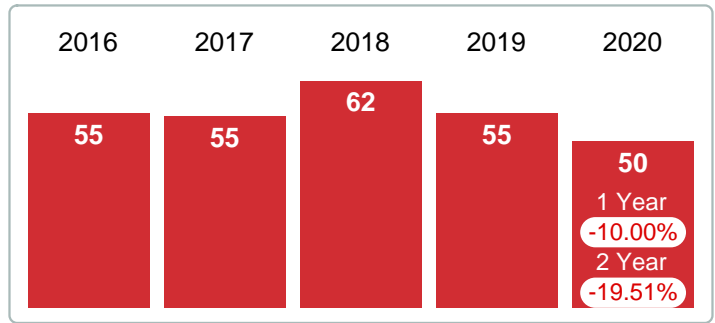
MEDIAN DAYS ON MARKET TO SALE

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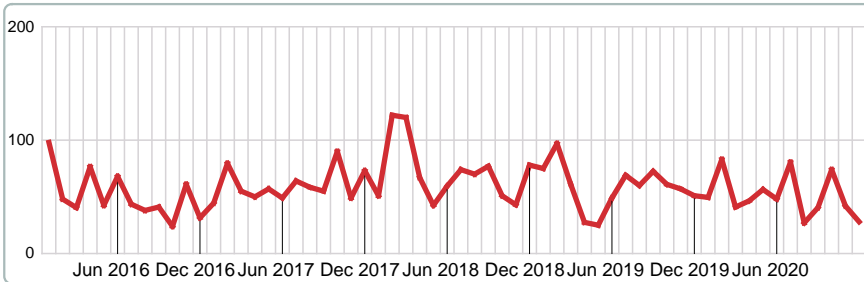
DECEMBER



YEAR TO DATE (YTD)

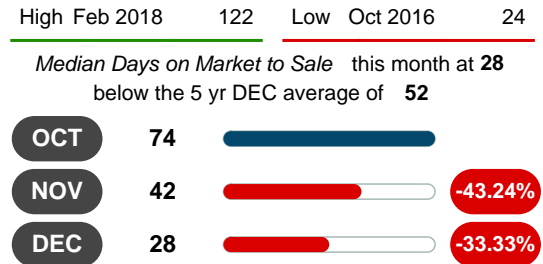


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 52



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
\$80,000 and less	2	13.33%	63	63	0	0	0
\$80,001 - \$100,000	1	6.67%	70	0	70	0	0
\$100,001 - \$100,000	0	0.00%	70	0	0	0	0
\$100,001 - \$160,000	6	40.00%	7	85	5	0	0
\$160,001 - \$350,000	2	13.33%	56	56	0	0	0
\$350,001 - \$490,000	2	13.33%	46	0	2	89	0
\$490,001 and up	2	13.33%	52	0	0	52	0
Median Closed DOM			28	85	5	75	0
Total Closed Units		100%	28.0	5	7	3	
Total Closed Volume			3,321,000	627.00K	1.07M	1.63M	0.00B

December 2020



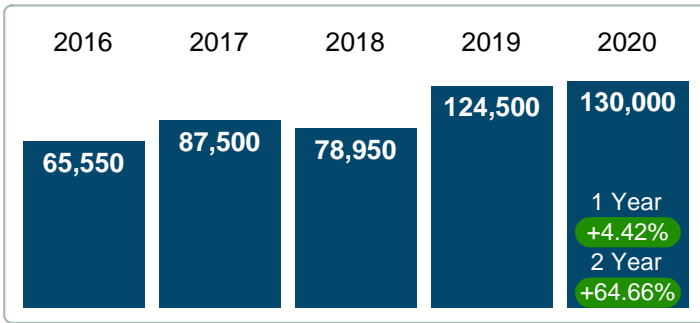
Area Delimited by County Of McIntosh - Residential Property Type



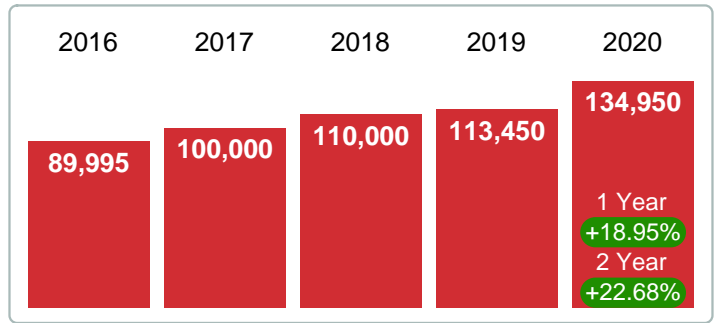
MEDIAN LIST PRICE AT CLOSING

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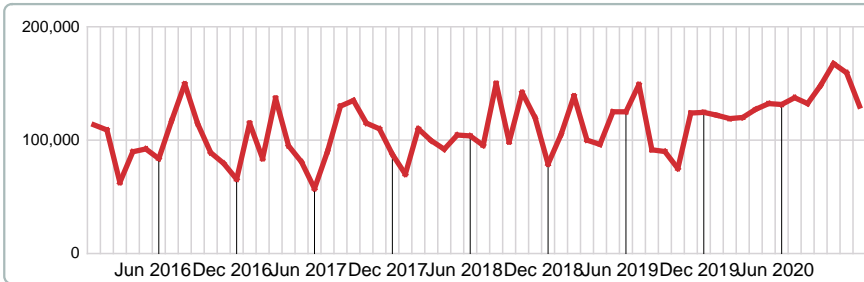
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

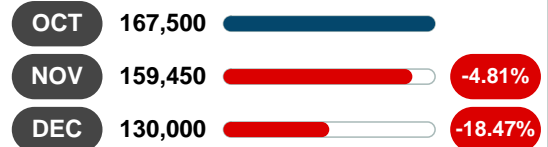


3 MONTHS

5 year DEC AVG = 97,300

High Oct 2020 167,500 Low Jun 2017 57,300

Median List Price at Closing this month at **130,000**
above the 5 yr DEC average of **97,300**



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
\$80,000 and less	13.33%	67,450	67,450	0	0	0
\$80,001 - \$100,000	6.67%	87,000	0	87,000	0	0
\$100,001 - \$100,000	0.00%	87,000	0	0	0	0
\$100,001 - \$160,000	40.00%	119,500	130,000	119,000	0	0
\$160,001 - \$350,000	13.33%	207,450	207,450	0	0	0
\$350,001 - \$490,000	13.33%	385,000	0	395,000	375,000	0
\$490,001 and up	13.33%	622,000	0	0	622,000	0
Median List Price		130,000	130,000	119,000	499,000	0
Total Closed Units		15	5	7	3	0
Total Closed Volume		3,375,800	679.80K	1.08M	1.62M	0.00B

December 2020



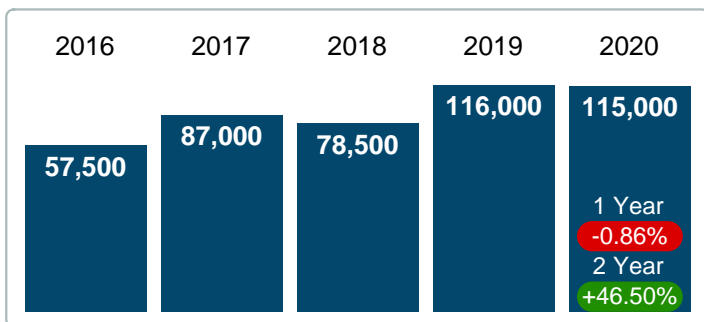
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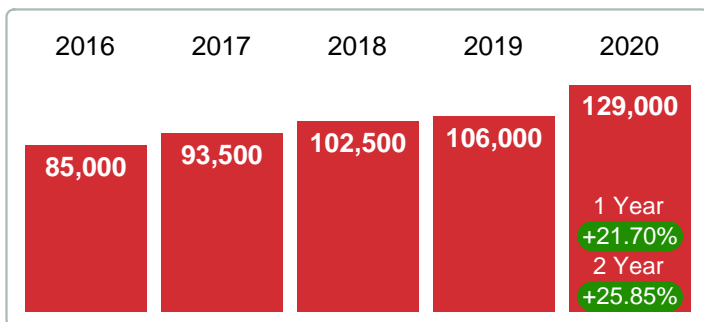
MEDIAN SOLD PRICE AT CLOSING

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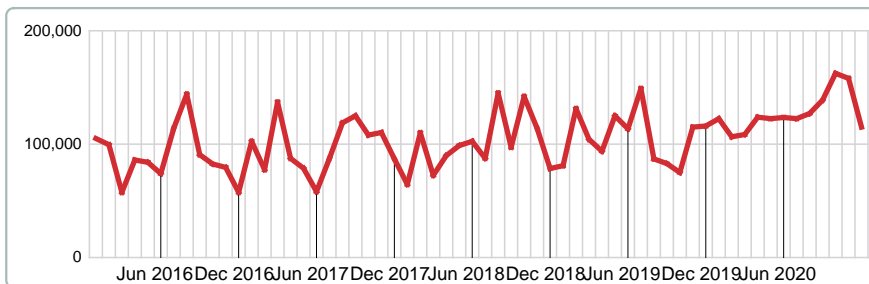
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

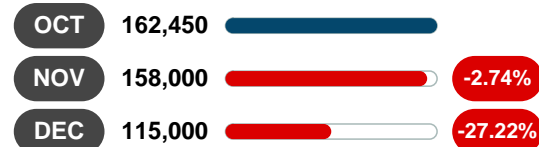


3 MONTHS

5 year DEC AVG = 90,800

High Oct 2020 162,450 Low Dec 2016 57,500

Median Sold Price at Closing this month at 115,000 above the 5 yr DEC average of 90,800



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
\$80,000 and less	13.33%	63,500	63,500	0	0	0
\$80,001 - \$100,000	6.67%	85,000	0	85,000	0	0
\$100,001 - \$100,000	0.00%	85,000	0	0	0	0
\$100,001 - \$160,000	40.00%	111,000	105,000	115,000	0	0
\$160,001 - \$350,000	13.33%	197,500	197,500	0	0	0
\$350,001 - \$490,000	13.33%	382,500	0	407,000	358,000	0
\$490,001 and up	13.33%	635,000	0	0	635,000	0
Median Sold Price		115,000	105,000	115,000	495,000	0
Total Closed Units		15	5	7	3	
Total Closed Volume		3,321,000	627.00K	1.07M	1.63M	0.00B

December 2020



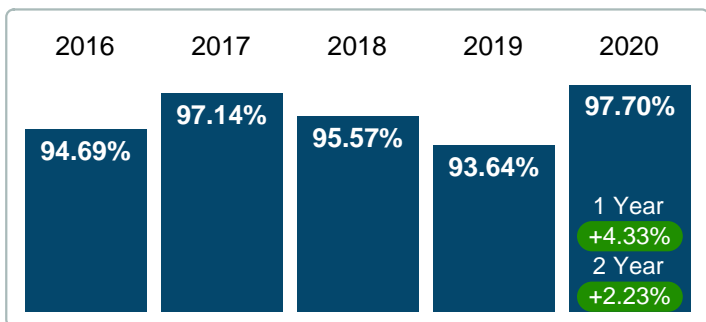
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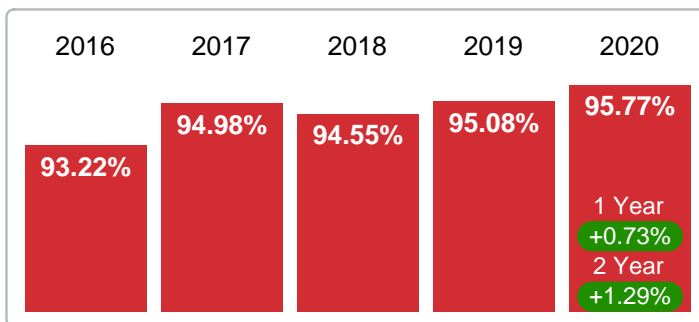
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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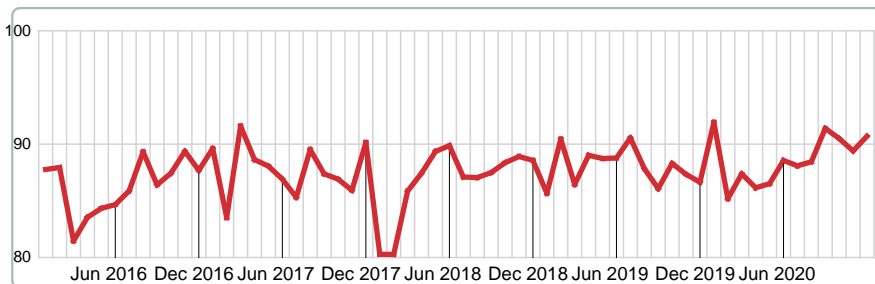
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

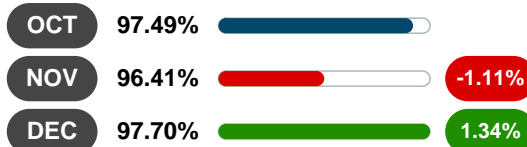


3 MONTHS

5 year DEC AVG = 95.75%

High Jan 2020 98.92% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **97.70%**
above the 5 yr DEC average of **95.75%**



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
\$80,000 and less	2	13.33%	92.79%	92.79%	0.00%	0.00%	0.00%
\$80,001 - \$100,000	1	6.67%	97.70%	0.00%	97.70%	0.00%	0.00%
\$100,001 - \$100,000	0	0.00%	97.70%	0.00%	0.00%	0.00%	0.00%
\$100,001 - \$160,000	6	40.00%	96.49%	80.77%	97.14%	0.00%	0.00%
\$160,001 - \$350,000	2	13.33%	96.02%	96.02%	0.00%	0.00%	0.00%
\$350,001 - \$490,000	2	13.33%	99.25%	0.00%	103.04%	95.47%	0.00%
\$490,001 and up	2	13.33%	101.61%	0.00%	0.00%	101.61%	0.00%
Median Sold/List Ratio		97.70%		92.04%	97.70%	99.20%	0.00%
Total Closed Units		15	100%	5	7	3	
Total Closed Volume		3,321,000		627.00K	1.07M	1.63M	0.00B

December 2020



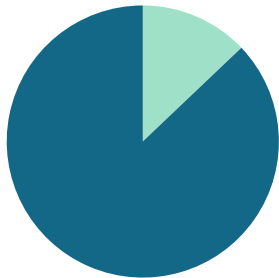
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Aug 01, 2023 for MLS Technology Inc.

INVENTORY

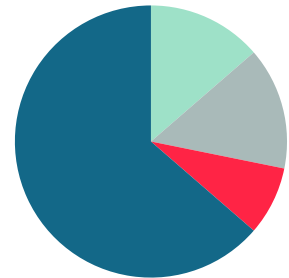


Inventory
 New Listings
12 = 12.90%
 Start Inventory
81
 Total Inventory Units
93
 Volume
\$24,251,450

Market Activity

Closed Sales
15 = 13.64%
 Pending Sales
16 = 14.55%
 Other Off Market
9 = 8.18%
 Active Inventory
70 = 63.64%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	16	15	-6.25%	240	266	10.83%
Pending Sales	8	16	100.00%	237	295	24.47%
New Listings	16	12	-25.00%	549	439	-20.04%
Median List Price	124,500	130,000	4.42%	113,450	134,950	18.95%
Median Sale Price	116,000	115,000	-0.86%	106,000	129,000	21.70%
Median Percent of Selling Price to List Price	93.64%	97.70%	4.33%	95.08%	95.77%	0.73%
Median Days on Market to Sale	51.00	28.00	-45.10%	55.00	49.50	-10.00%
Monthly Inventory	150	70	-53.33%	150	70	-53.33%
Months Supply of Inventory	7.50	3.16	-57.89%	7.50	3.16	-57.89%

Absorption: Last 12 months, an Average of **22** Sales/Month

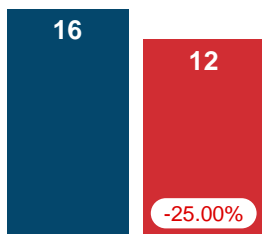
Inventory on December 31, 2020 = **70**

2019 **2020**

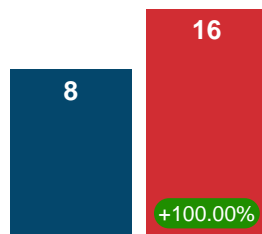
DECEMBER MARKET

MEDIAN PRICES

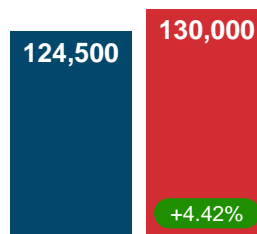
New Listings



Pending Listings



List Price



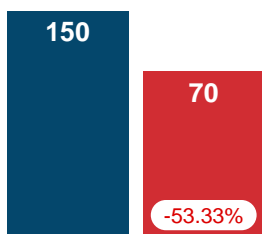
Sale Price



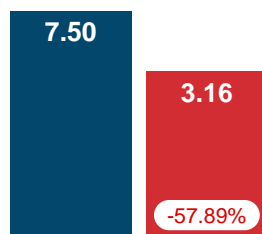
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

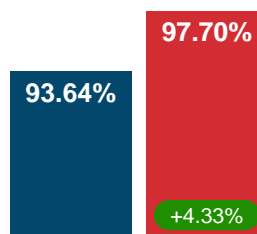
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

