

July 2020



Area Delimited by County Of McIntosh - Residential Property Type

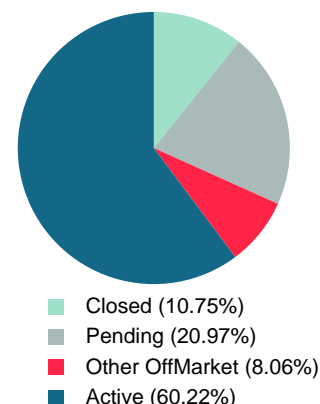


MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	July 2020	+/- %
Closed Listings	31	20	-35.48%
Pending Listings	19	39	105.26%
New Listings	51	34	-33.33%
Median List Price	149,000	137,450	-7.75%
Median Sale Price	149,000	122,500	-17.79%
Median Percent of Selling Price to List Price	97.55%	95.09%	-2.52%
Median Days on Market to Sale	69.00	80.50	16.67%
End of Month Inventory	191	112	-41.36%
Months Supply of Inventory	9.75	5.89	-39.56%

Absorption: Last 12 months, an Average of **19** Sales/Month
Active Inventory as of July 31, 2020 = **112**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2020 decreased **41.36%** to 112 existing homes available for sale. Over the last 12 months this area has had an average of 19 closed sales per month. This represents an unsold inventory index of **5.89** 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 **17.79%** in July 2020 to \$122,500 versus the previous year at \$149,000.

Median Days on Market Lengthens

The median number of **80.50** days that homes spent on the market before selling increased by 11.50 days or **16.67%** in July 2020 compared to last year's same month at **69.00** DOM.

Sales Success for July 2020 is Positive

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

There were 34 New Listings in July 2020, down **33.33%** from last year at 51. Furthermore, there were 20 Closed Listings this month versus last year at 31, a **-35.48%** decrease.

Closed versus Listed trends yielded a **58.8%** ratio, down from previous year's, July 2019, at **60.8%**, a **3.23%** 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
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

July 2020



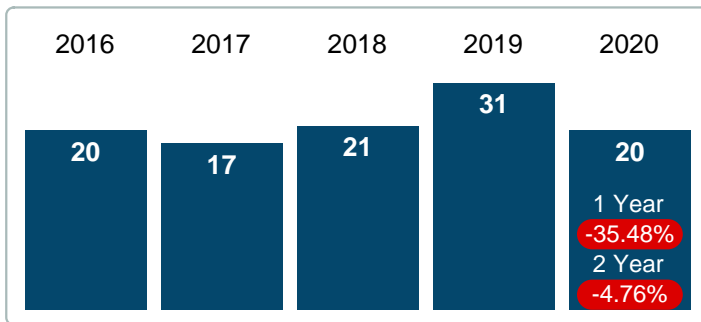
Area Delimited by County Of McIntosh - Residential Property Type



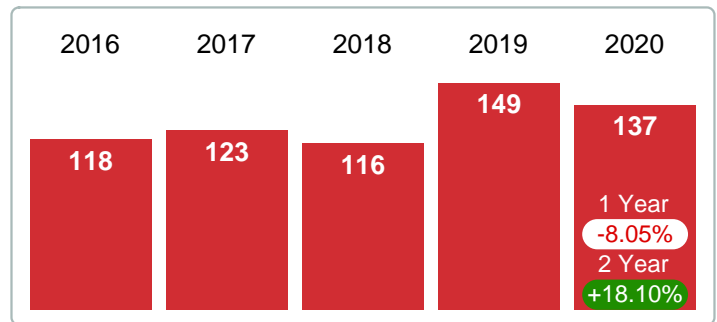
CLOSED LISTINGS

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

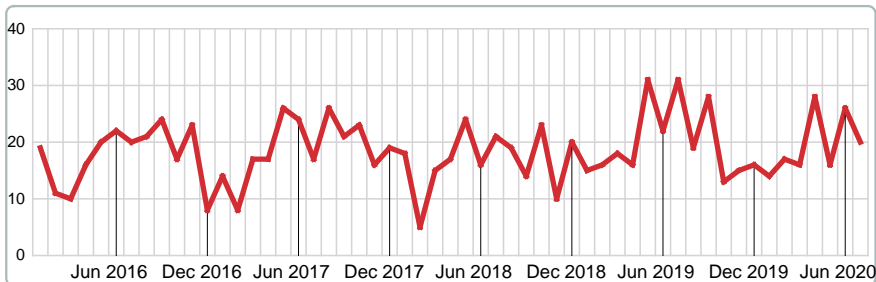
JULY



YEAR TO DATE (YTD)

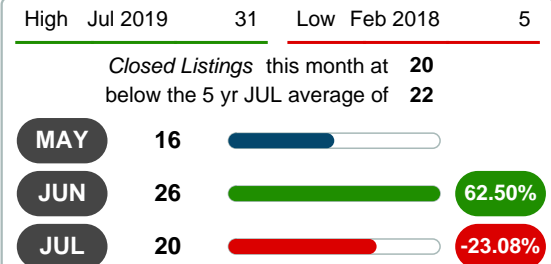


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL 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
\$40,000 and less	2	10.00%	114.0	0	2	0	0
\$40,001 - \$70,000	2	10.00%	60.0	1	1	0	0
\$70,001 - \$90,000	2	10.00%	21.0	1	1	0	0
\$90,001 - \$150,000	7	35.00%	90.0	3	4	0	0
\$150,001 - \$160,000	1	5.00%	1.0	1	0	0	0
\$160,001 - \$210,000	5	25.00%	80.0	4	1	0	0
\$210,001 and up	1	5.00%	93.0	1	0	0	0
Total Closed Units	20			11	9	0	0
Total Closed Volume	2,438,900	100%	80.5	1.61M	827.50K	0.00B	0.00B
Median Closed Price	\$122,500			\$160,000	\$93,000	\$0	\$0

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

July 2020



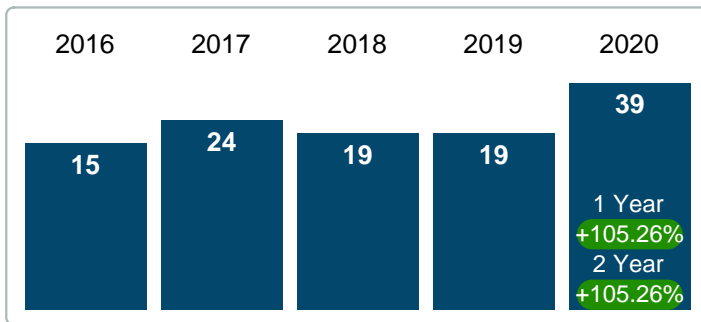
Area Delimited by County Of McIntosh - Residential Property Type



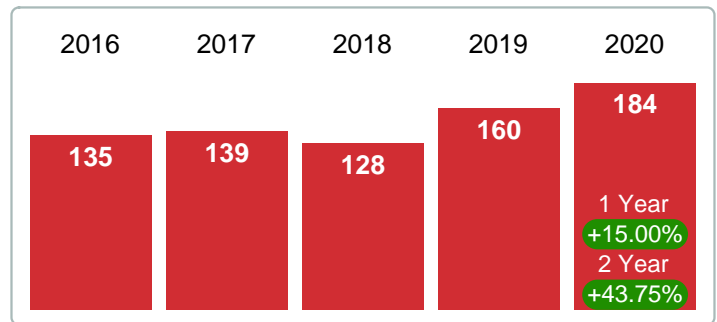
PENDING LISTINGS

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

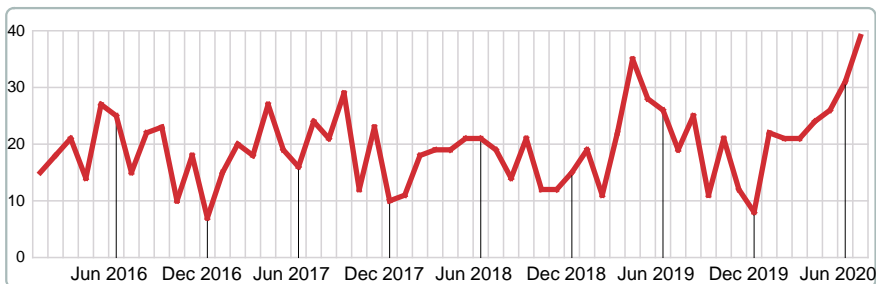
JULY



YEAR TO DATE (YTD)

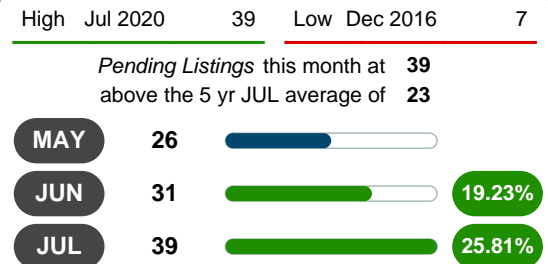


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL 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
\$70,000 and less	3	7.69%	32.0	1	2	0	0
\$70,001 - \$80,000	3	7.69%	3.0	1	2	0	0
\$80,001 - \$120,000	9	23.08%	70.0	2	7	0	0
\$120,001 - \$170,000	7	17.95%	18.0	5	1	1	0
\$170,001 - \$210,000	8	20.51%	112.0	1	3	3	1
\$210,001 - \$270,000	5	12.82%	9.0	0	3	2	0
\$270,001 and up	4	10.26%	116.5	0	2	2	0
Total Pending Units	39			10	20	8	1
Total Pending Volume	6,506,699	100%	39.0	1.30M	3.18M	1.85M	175.00K
Median Listing Price	\$149,900			\$135,100	\$117,500	\$207,450	\$175,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

July 2020



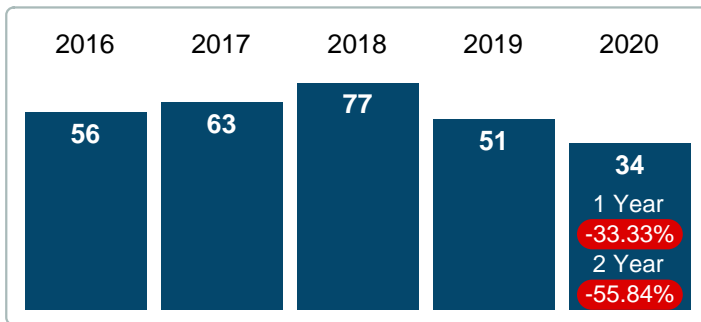
Area Delimited by County Of McIntosh - Residential Property Type



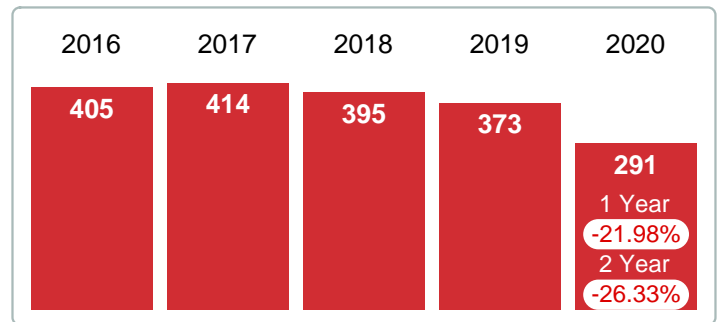
NEW LISTINGS

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

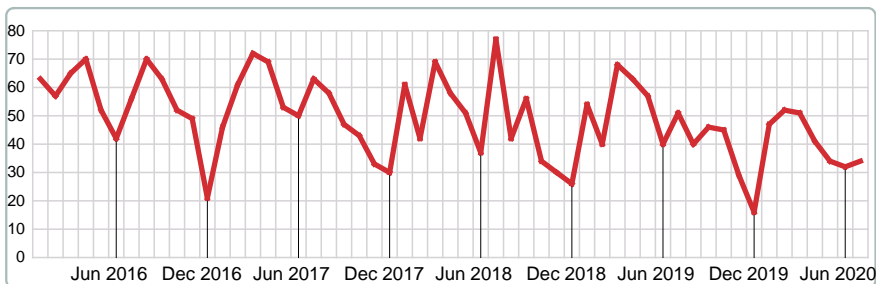
JULY



YEAR TO DATE (YTD)

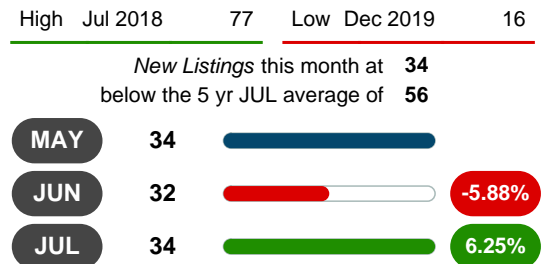


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 56



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$50,000 and less	1	2.94%
\$50,001 - \$75,000	5	14.71%
\$75,001 - \$125,000	5	14.71%
\$125,001 - \$175,000	9	26.47%
\$175,001 - \$250,000	7	20.59%
\$250,001 - \$450,000	3	8.82%
\$450,001 and up	4	11.76%
Total New Listed Units	34	
Total New Listed Volume	7,295,500	100%
Median New Listed Listing Price	\$157,500	

1-2 Beds	3 Beds	4 Beds	5+ Beds
0	1	0	0
5	0	0	0
3	2	0	0
5	2	2	0
1	4	2	0
0	0	2	1
1	2	1	0
15	11	7	1
2.15M	2.44M	2.41M	299.00K
\$115,000	\$186,000	\$225,000	\$299,000

July 2020



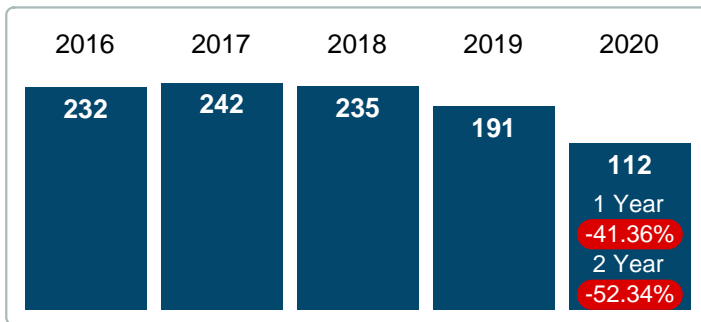
Area Delimited by County Of McIntosh - Residential Property Type



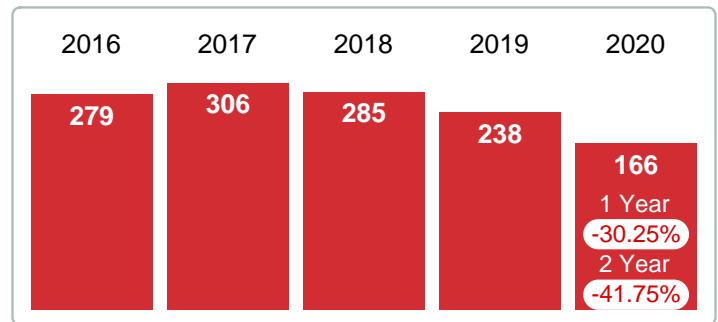
ACTIVE INVENTORY

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

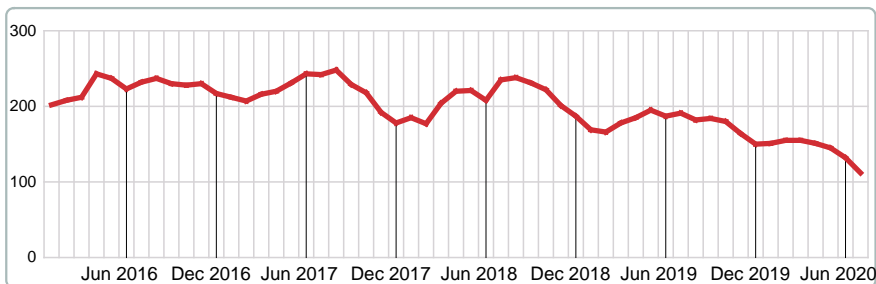
END OF JULY



ACTIVE DURING JULY

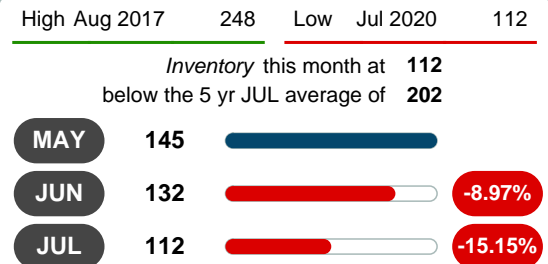


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 202



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	8	7.14%	80.5	5	3	0	0
\$50,001 - \$75,000	11	9.82%	81.0	9	1	1	0
\$75,001 - \$125,000	22	19.64%	87.0	11	11	0	0
\$125,001 - \$225,000	23	20.54%	113.0	6	12	4	1
\$225,001 - \$275,000	17	15.18%	94.0	2	11	4	0
\$275,001 - \$525,000	19	16.96%	104.0	1	4	11	3
\$525,001 and up	12	10.71%	109.0	1	2	6	3
Total Active Inventory by Units		112		35	44	26	7
Total Active Inventory by Volume		29,004,137	100%	4.29M	9.38M	10.87M	4.47M
Median Active Inventory Listing Price		\$186,250		\$89,000	\$157,494	\$341,950	\$399,900

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

July 2020



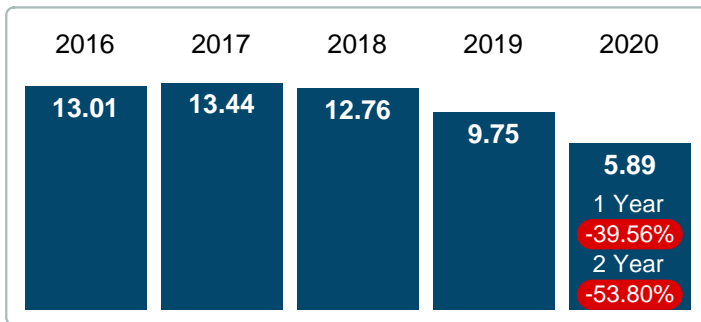
Area Delimited by County Of McIntosh - Residential Property Type



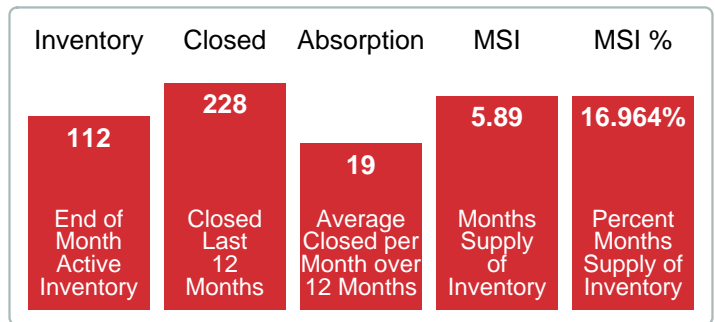
MONTHS SUPPLY of INVENTORY (MSI)

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

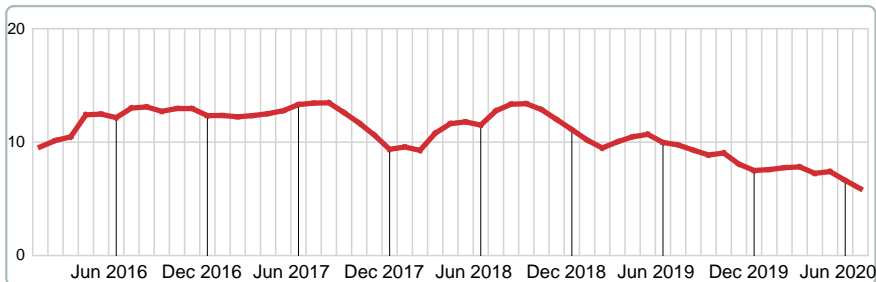
MSI FOR JULY



INDICATORS FOR JULY 2020

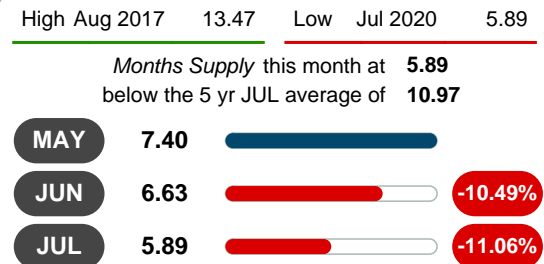


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 10.97



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	8	7.14%	2.04	2.61	1.57	0.00	0.00
\$50,001 - \$75,000	11	9.82%	4.00	9.82	0.63	4.00	0.00
\$75,001 - \$125,000	22	19.64%	5.08	6.95	5.08	0.00	0.00
\$125,001 - \$225,000	23	20.54%	4.38	4.50	4.24	3.69	0.00
\$225,001 - \$275,000	17	15.18%	17.00	24.00	22.00	16.00	0.00
\$275,001 - \$525,000	19	16.96%	12.00	0.00	4.00	26.40	18.00
\$525,001 and up	12	10.71%	72.00	0.00	24.00	0.00	36.00
Market Supply of Inventory (MSI)			5.89	6.00	4.36	10.06	14.00
Total Active Inventory by Units		100%	5.89	35	44	26	7

July 2020



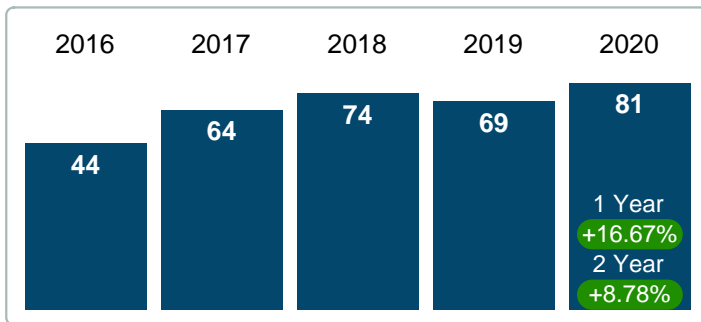
Area Delimited by County Of McIntosh - Residential Property Type



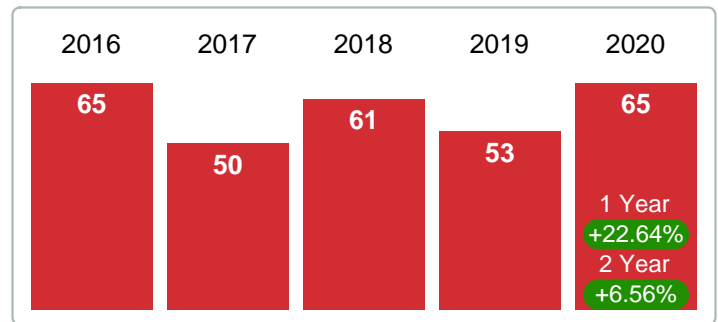
MEDIAN DAYS ON MARKET TO SALE

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

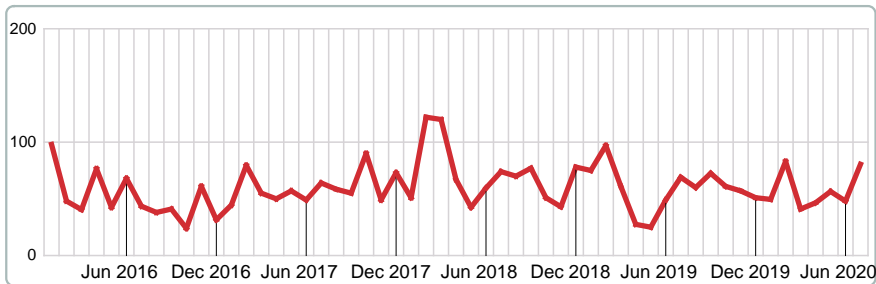
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 66

High Feb 2018 122 Low Oct 2016 24

Median Days on Market to Sale this month at 81
above the 5 yr JUL average of 66

MAY	57	
JUN	48	-15.04%
JUL	81	67.71%

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
\$40,000 and less	2	10.00%	114	0	114	0	0
\$40,001 \$70,000	2	10.00%	60	72	48	0	0
\$70,001 \$90,000	2	10.00%	21	38	4	0	0
\$90,001 \$150,000	7	35.00%	90	117	85	0	0
\$150,001 \$160,000	1	5.00%	1	1	0	0	0
\$160,001 \$210,000	5	25.00%	80	77	80	0	0
\$210,001 and up	1	5.00%	93	93	0	0	0
Median Closed DOM			81	81	80	0	0
Total Closed Units		100%	80.5	11	9		
Total Closed Volume			2,438,900	1.61M	827.50K	0.00B	0.00B

July 2020



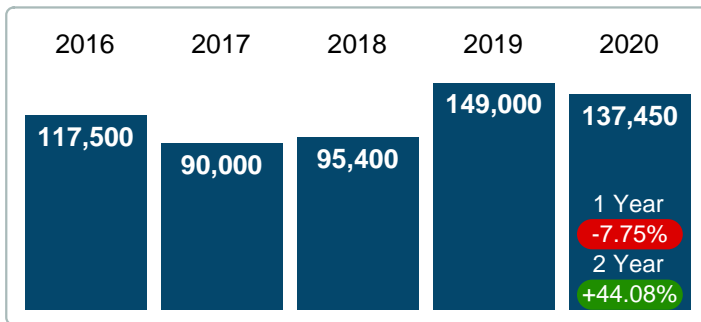
Area Delimited by County Of McIntosh - Residential Property Type



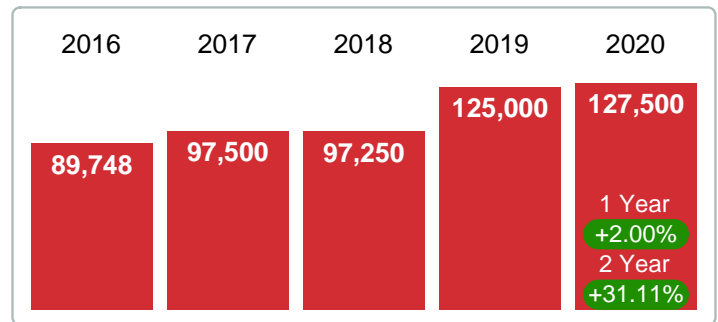
MEDIAN LIST PRICE AT CLOSING

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

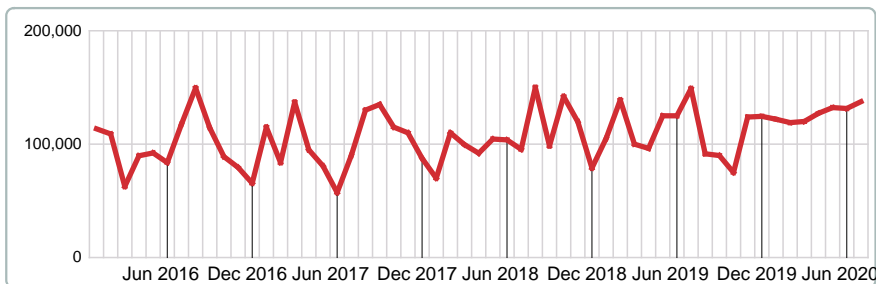
JULY



YEAR TO DATE (YTD)



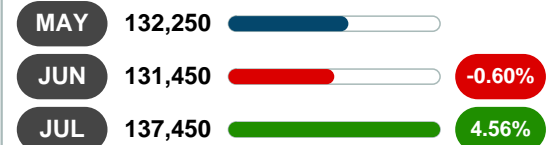
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 117,870

High Aug 2018 150,000 Low Jun 2017 57,300

Median List Price at Closing this month at 137,450
above the 5 yr JUL average of 117,870

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
\$40,000 and less	1	5.00%	25,000	0	25,000	0	0
\$40,001 \$70,000	3	15.00%	49,999	65,000	47,500	0	0
\$70,001 \$90,000	3	15.00%	85,000	85,000	82,450	0	0
\$90,001 \$150,000	6	30.00%	137,450	129,900	145,000	0	0
\$150,001 \$160,000	1	5.00%	160,000	160,000	0	0	0
\$160,001 \$210,000	4	20.00%	191,750	198,500	185,000	0	0
\$210,001 and up	2	10.00%	244,750	244,750	0	0	0
Median List Price			137,450	160,000	89,900	0	0
Total Closed Units		100%	137,450	11	9		
Total Closed Volume			2,630,499	1.75M	884.80K	0.00B	0.00B

July 2020



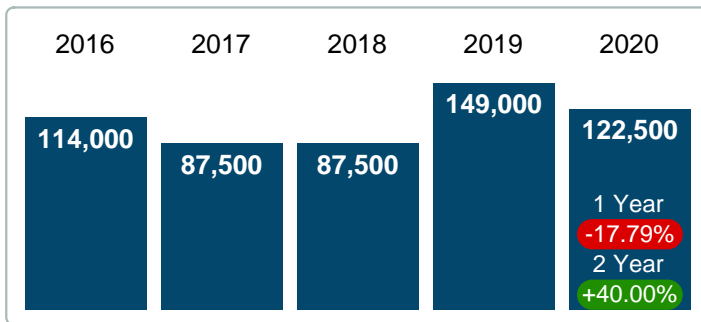
Area Delimited by County Of McIntosh - Residential Property Type



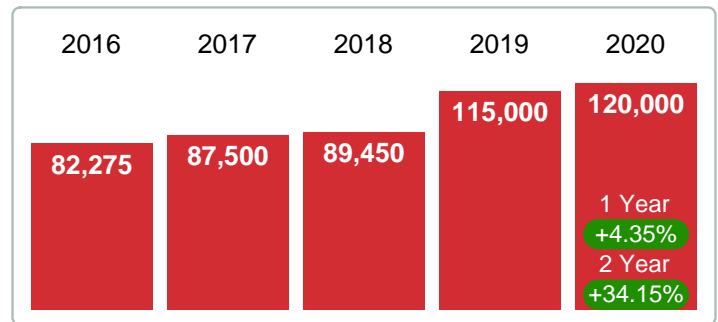
MEDIAN SOLD PRICE AT CLOSING

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

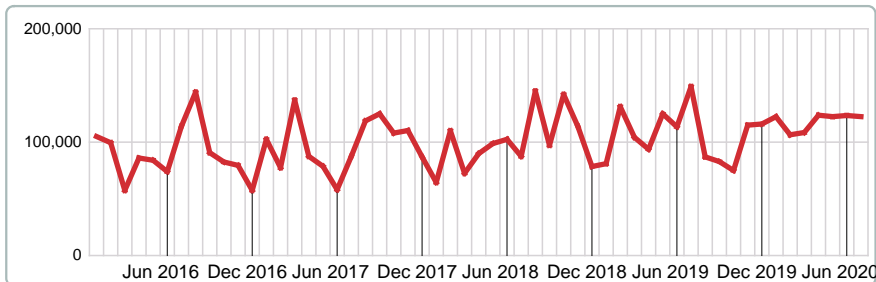
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 112,100

High Jul 2019 149,000 Low Dec 2016 57,500

Median Sold Price at Closing this month at 122,500
above the 5 yr JUL average of 112,100

MAY	122,500		
JUN	123,500	0.82%	
JUL	122,500	-0.81%	

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
\$40,000 and less	2	10.00%	27,500	0	27,500	0	0
\$40,001 \$70,000	2	10.00%	51,750	58,500	45,000	0	0
\$70,001 \$90,000	2	10.00%	79,000	85,000	73,000	0	0
\$90,001 \$150,000	7	35.00%	120,000	120,000	122,000	0	0
\$150,001 \$160,000	1	5.00%	160,000	160,000	0	0	0
\$160,001 \$210,000	5	25.00%	170,000	184,950	167,500	0	0
\$210,001 and up	1	5.00%	220,000	220,000	0	0	0
Median Sold Price			122,500	160,000	93,000	0	0
Total Closed Units		100%	122,500	11	9		
Total Closed Volume			2,438,900	1.61M	827.50K	0.00B	0.00B

July 2020



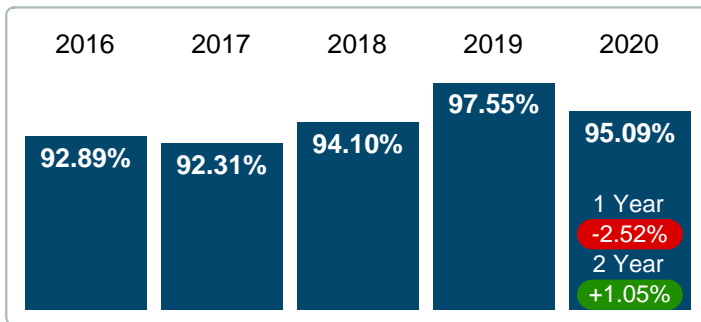
Area Delimited by County Of McIntosh - Residential Property Type



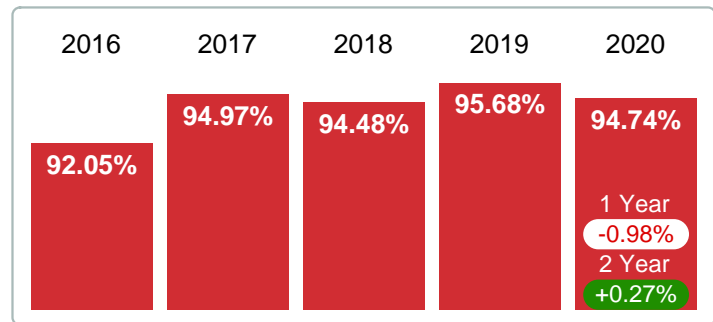
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

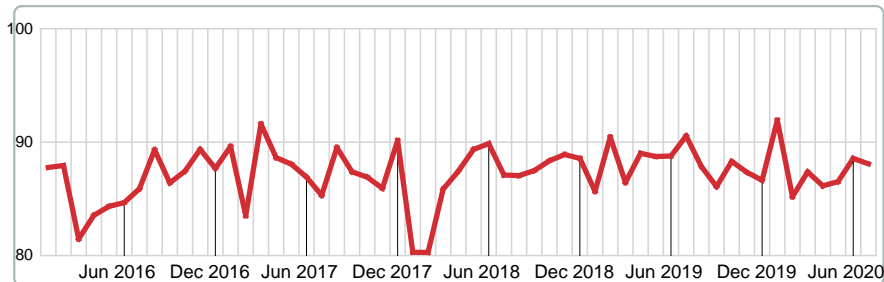
JULY



YEAR TO DATE (YTD)



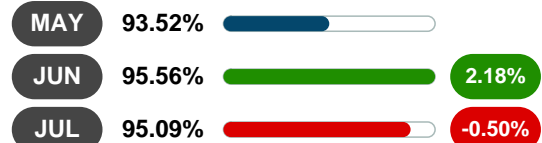
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 94.39%

High Jan 2020 98.92% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **95.09%**
above the 5 yr JUL average of **94.39%**

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
\$40,000 and less	2	10.00%	71.00%	0.00%	71.00%	0.00%	0.00%
\$40,001 \$70,000	2	10.00%	95.00%	90.00%	100.00%	0.00%	0.00%
\$70,001 \$90,000	2	10.00%	98.67%	100.00%	97.33%	0.00%	0.00%
\$90,001 \$150,000	7	35.00%	95.10%	95.10%	97.54%	0.00%	0.00%
\$150,001 \$160,000	1	5.00%	100.00%	100.00%	0.00%	0.00%	0.00%
\$160,001 \$210,000	5	25.00%	90.54%	92.82%	90.54%	0.00%	0.00%
\$210,001 and up	1	5.00%	91.67%	91.67%	0.00%	0.00%	0.00%
Median Sold/List Ratio		95.09%		95.10%	95.08%	0.00%	0.00%
Total Closed Units		20	100%	11	9		
Total Closed Volume		2,438,900		1.61M	827.50K	0.00B	0.00B

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

July 2020



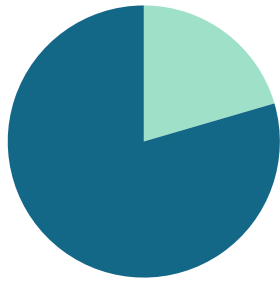
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY



Inventory

New Listings
34 = 20.48%

Start Inventory
132

Total Inventory Units
166

Volume
\$38,207,836

Market Activity

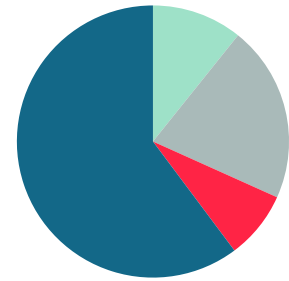
Closed Sales
20 = 10.75%

Pending Sales
39 = 20.97%

Other Off Market
15 = 8.06%

Active Inventory
112 = 60.22%

MARKET ACTIVITY



Compared Metrics	2019	July 2020	+/-%	2019	Year to Date 2020	+/-%
Closed Sales	31	20	-35.48%	149	137	-8.05%
Pending Sales	19	39	105.26%	160	184	15.00%
New Listings	51	34	-33.33%	373	291	-21.98%
Median List Price	149,000	137,450	-7.75%	125,000	127,500	2.00%
Median Sale Price	149,000	122,500	-17.79%	115,000	120,000	4.35%
Median Percent of Selling Price to List Price	97.55%	95.09%	-2.52%	95.68%	94.74%	-0.98%
Median Days on Market to Sale	69.00	80.50	16.67%	53.00	65.00	22.64%
Monthly Inventory	191	112	-41.36%	191	112	-41.36%
Months Supply of Inventory	9.75	5.89	-39.56%	9.75	5.89	-39.56%

Absorption: Last 12 months, an Average of 19 Sales/Month

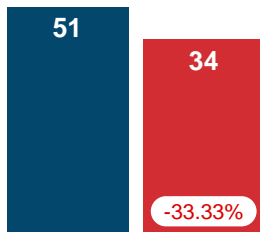
Inventory on July 31, 2020 = 112

2019 2020

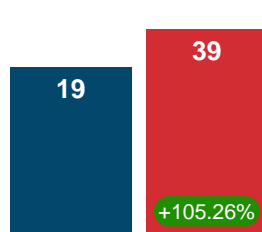
JULY MARKET

MEDIAN PRICES

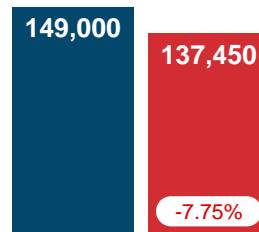
New Listings



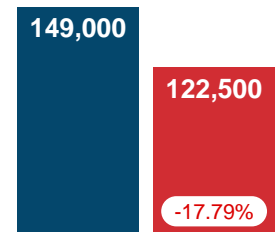
Pending Listings



List Price



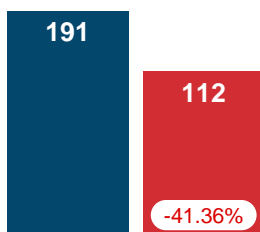
Sale Price



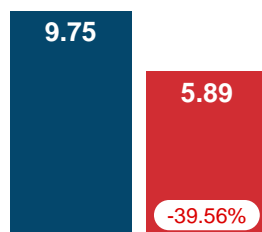
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

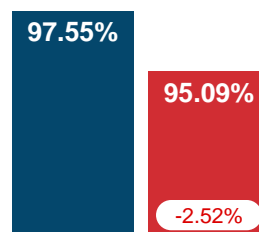
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

