

June 2020



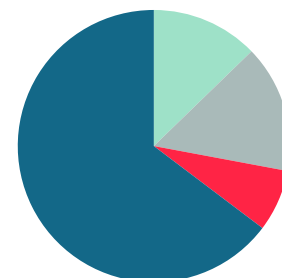
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	June 2020	+/-%
Closed Listings	22	26	18.18%
Pending Listings	26	31	19.23%
New Listings	40	32	-20.00%
Median List Price	125,000	131,450	5.16%
Median Sale Price	113,500	123,500	8.81%
Median Percent of Selling Price to List Price	95.78%	95.56%	-0.23%
Median Days on Market to Sale	49.00	48.00	-2.04%
End of Month Inventory	187	132	-29.41%
Months Supply of Inventory	9.97	6.63	-33.55%



■ Closed (12.75%)
■ Pending (15.20%)
■ Other OffMarket (7.35%)
■ Active (64.71%)

Absorption: Last 12 months, an Average of **20** Sales/Month
Active Inventory as of June 30, 2020 = **132**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2020 decreased **29.41%** to 132 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 **6.63** 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 **8.81%** in June 2020 to \$123,500 versus the previous year at \$113,500.

Median Days on Market Shortens

The median number of **48.00** days that homes spent on the market before selling decreased by 1.00 days or **2.04%** in June 2020 compared to last year's same month at **49.00** DOM.

Sales Success for June 2020 is Positive

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

There were 32 New Listings in June 2020, down **20.00%** from last year at 40. Furthermore, there were 26 Closed Listings this month versus last year at 22, a **18.18%** increase.

Closed versus Listed trends yielded a **81.3%** ratio, up from previous year's, June 2019, at **55.0%**, a **47.73%** 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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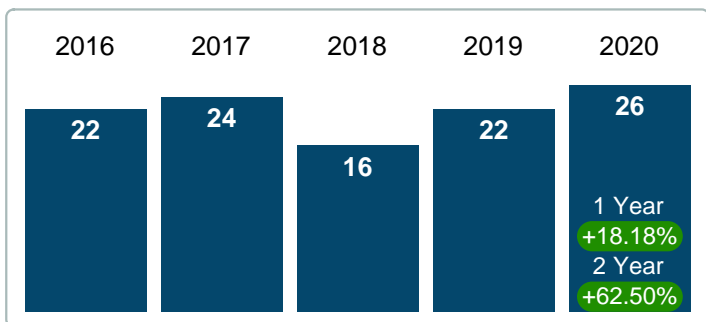
Area Delimited by County Of McIntosh - Residential Property Type



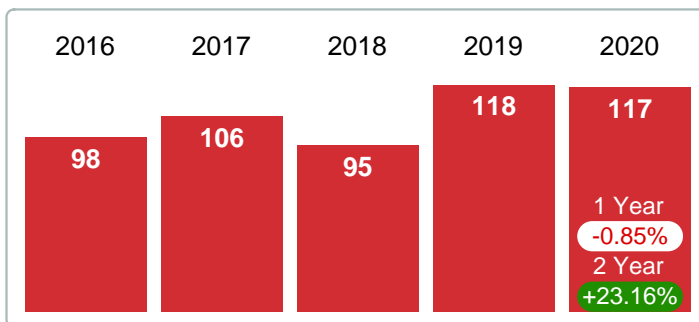
CLOSED LISTINGS

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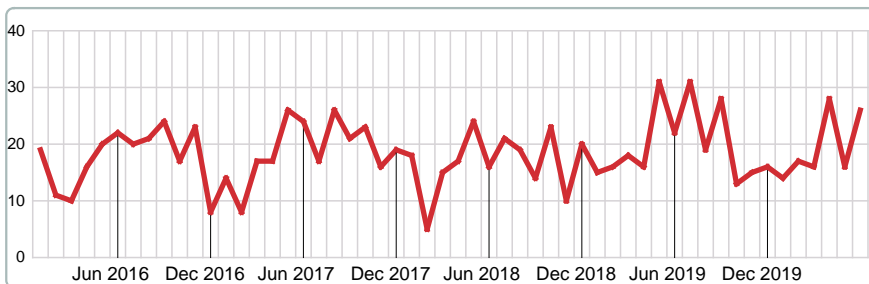
JUNE



YEAR TO DATE (YTD)

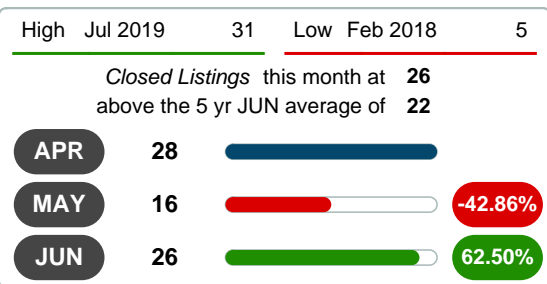


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN 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
\$50,000 and less	3	11.54%	146.0	2	1	0	0
\$50,001 - \$60,000	1	3.85%	45.0	0	1	0	0
\$60,001 - \$90,000	5	19.23%	70.0	4	1	0	0
\$90,001 - \$160,000	7	26.92%	14.0	3	4	0	0
\$160,001 - \$200,000	4	15.38%	58.0	0	3	1	0
\$200,001 - \$280,000	4	15.38%	18.5	0	2	2	0
\$280,001 and up	2	7.69%	34.5	0	2	0	0
Total Closed Units	26			9	14	3	0
Total Closed Volume	4,016,600	100%	48.0	707.80K	2.69M	616.00K	0.00B
Median Closed Price	\$123,500			\$64,000	\$145,500	\$205,000	\$0

June 2020



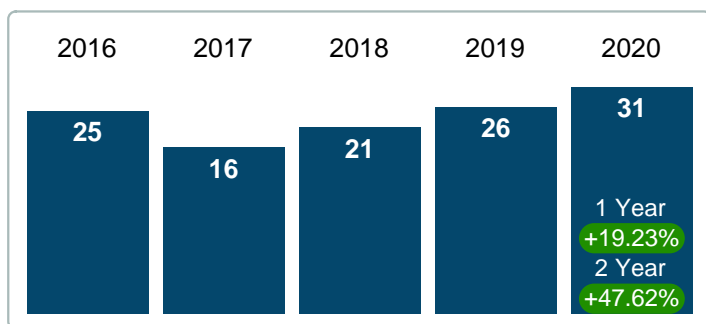
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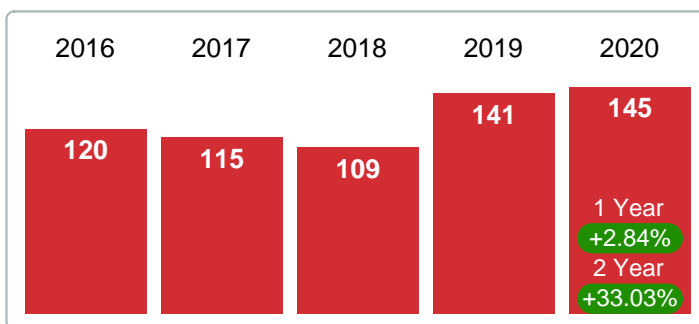
PENDING LISTINGS

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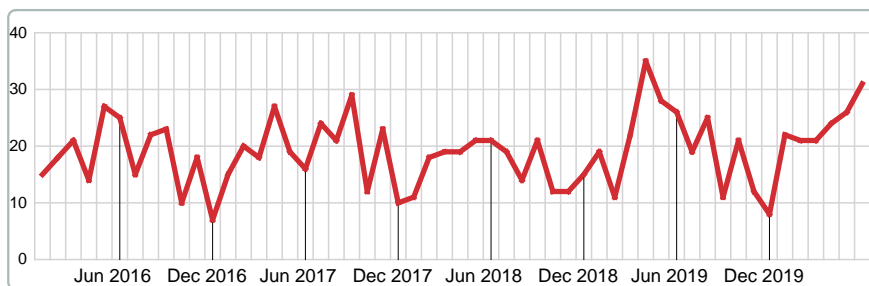
JUNE



YEAR TO DATE (YTD)

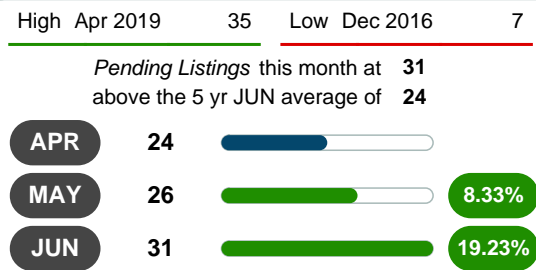


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 24



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	4	12.90%	87.0	2	2	0	0
\$50,001 - \$70,000	1	3.23%	105.0	0	1	0	0
\$70,001 - \$100,000	7	22.58%	90.0	2	3	2	0
\$100,001 - \$160,000	6	19.35%	87.5	4	2	0	0
\$160,001 - \$240,000	6	19.35%	95.0	3	2	1	0
\$240,001 - \$270,000	3	9.68%	15.0	2	0	1	0
\$270,001 and up	4	12.90%	31.0	1	2	1	0
Total Pending Units	31			14	12	5	0
Total Pending Volume	4,917,899	100%	72.0	2.28M	1.76M	878.40K	0.00B
Median Listing Price	\$150,000			\$158,450	\$104,450	\$175,000	\$0

June 2020



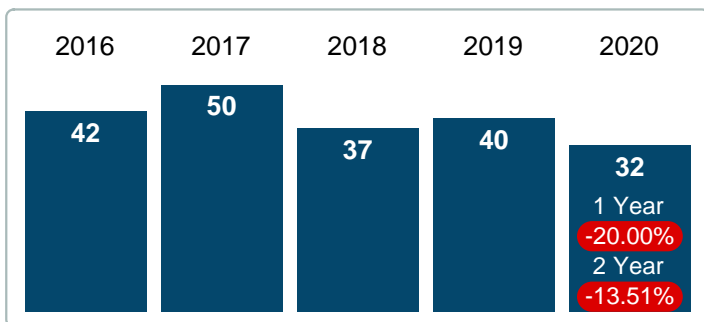
Area Delimited by County Of McIntosh - Residential Property Type



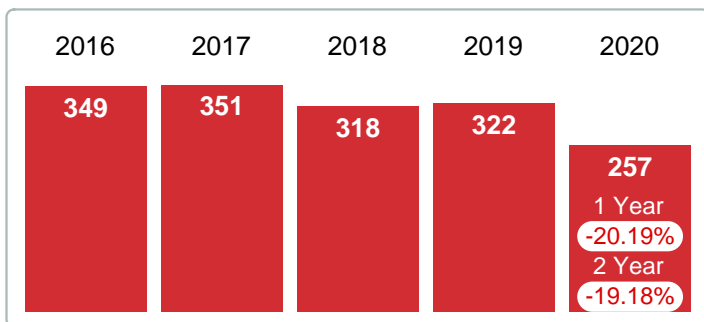
NEW LISTINGS

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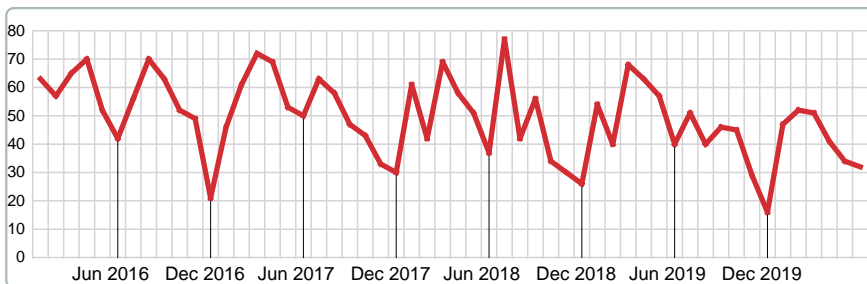
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 40

High Jul 2018 77 Low Dec 2019 16

New Listings this month at **32**
below the 5 yr JUN average of **40**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	9.38%	2	1	0	0
\$50,001 - \$80,000	4	12.50%	2	2	0	0
\$80,001 - \$90,000	3	9.38%	1	2	0	0
\$90,001 - \$170,000	10	31.25%	6	3	1	0
\$170,001 - \$250,000	6	18.75%	1	1	3	1
\$250,001 - \$270,000	2	6.25%	0	0	2	0
\$270,001 and up	4	12.50%	0	3	1	0
Total New Listed Units	32		12	12	7	1
Total New Listed Volume	5,241,800	100%	1.42M	1.82M	1.82M	184.90K
Median New Listed Listing Price	\$146,050		\$120,600	\$97,000	\$235,000	\$184,900

June 2020



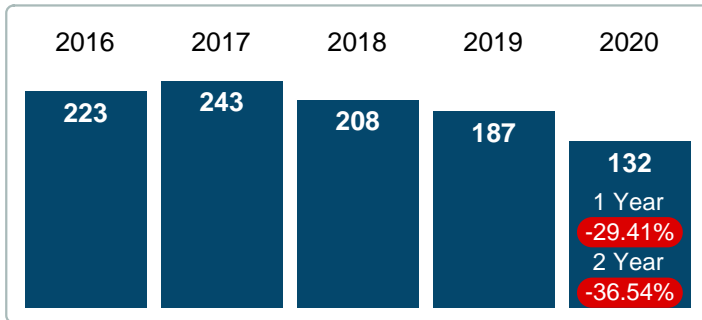
Area Delimited by County Of McIntosh - Residential Property Type



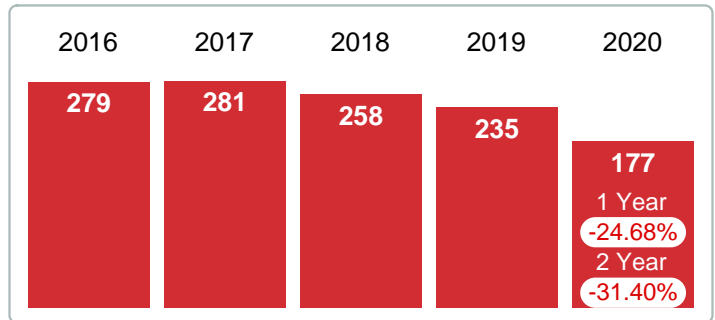
ACTIVE INVENTORY

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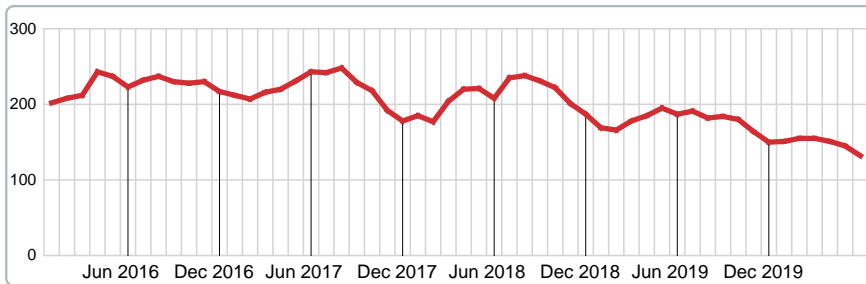
END OF JUNE



ACTIVE DURING JUNE

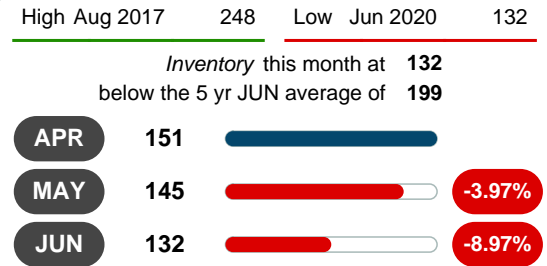


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 199



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	6.06%	56.5	5	3	0	0
\$50,001 - \$75,000	13	9.85%	83.0	9	3	1	0
\$75,001 - \$125,000	29	21.97%	60.0	11	18	0	0
\$125,001 - \$200,000	28	21.21%	106.5	7	14	5	2
\$200,001 - \$275,000	25	18.94%	67.0	5	14	6	0
\$275,001 - \$375,000	13	9.85%	83.0	1	2	9	1
\$375,001 and up	16	12.12%	80.5	1	3	8	4
Total Active Inventory by Units	132			39	57	29	7
Total Active Inventory by Volume	30,912,336	100%	80.5	4.97M	10.69M	10.91M	4.35M
Median Active Inventory Listing Price	\$170,000			\$97,500	\$155,000	\$295,000	\$399,900

June 2020



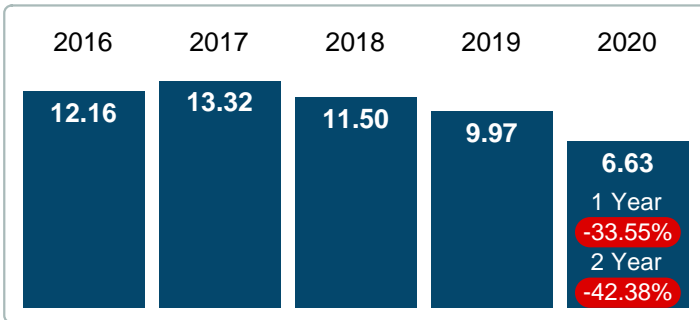
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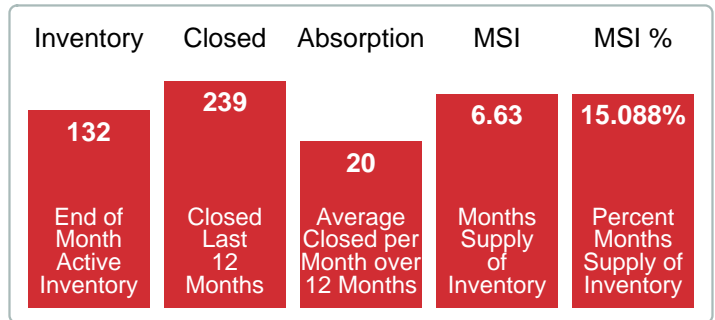
MONTHS SUPPLY of INVENTORY (MSI)

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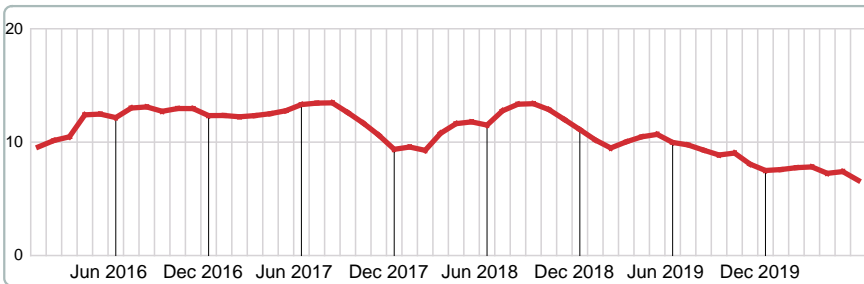
MSI FOR JUNE



INDICATORS FOR JUNE 2020



5 YEAR MARKET ACTIVITY TRENDS

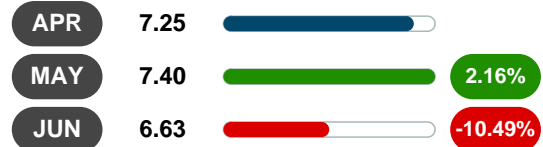


3 MONTHS

5 year JUN AVG = 10.72

High Aug 2017 13.47 Low Jun 2020 6.63

Months Supply this month at **6.63**
below the 5 yr JUN average of **10.72**



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	6.06%	2.00	2.40	1.71	0.00	0.00
\$50,001 - \$75,000	13	9.85%	4.33	9.00	1.71	4.00	0.00
\$75,001 - \$125,000	29	21.97%	6.82	8.25	7.71	0.00	0.00
\$125,001 - \$200,000	28	21.21%	5.79	9.33	4.80	4.62	24.00
\$200,001 - \$275,000	25	18.94%	13.64	30.00	14.00	12.00	0.00
\$275,001 - \$375,000	13	9.85%	10.40	0.00	3.00	21.60	6.00
\$375,001 and up	16	12.12%	21.33	0.00	5.14	96.00	48.00
Market Supply of Inventory (MSI)		6.63		7.31	5.18	9.67	12.00
Total Active Inventory by Units		132	100%	39	57	29	7

June 2020



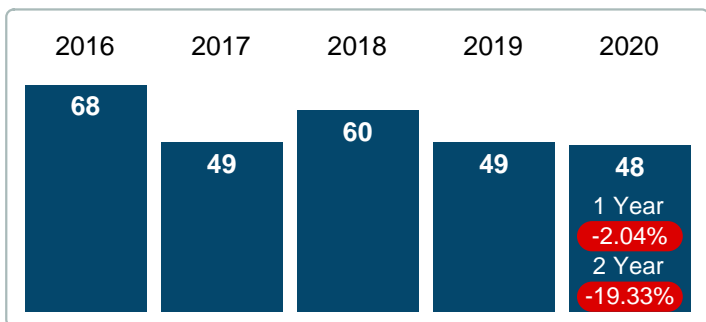
Area Delimited by County Of McIntosh - Residential Property Type



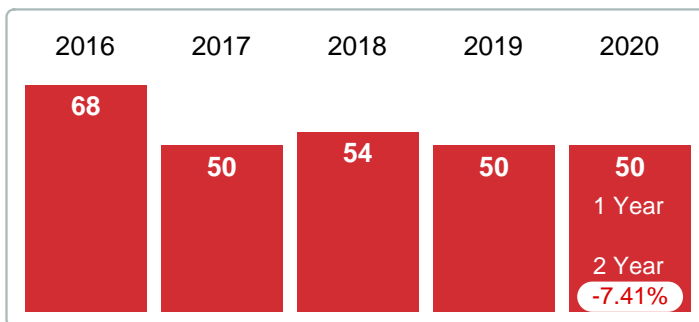
MEDIAN DAYS ON MARKET TO SALE

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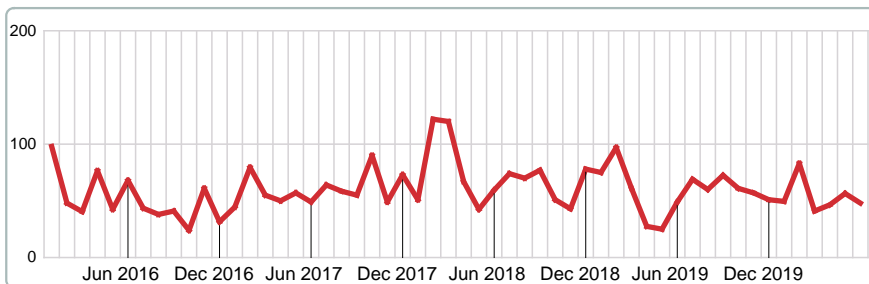
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

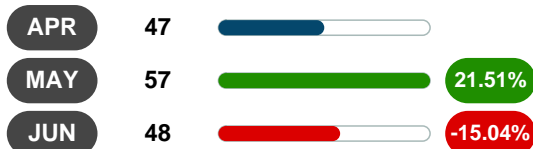


3 MONTHS

5 year JUN AVG = 55

High Feb 2018 122 Low Oct 2016 24

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



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	11.54%	146	84	172	0	0
\$50,001 - \$60,000	3.85%	45	0	45	0	0
\$60,001 - \$90,000	19.23%	70	86	65	0	0
\$90,001 - \$160,000	26.92%	14	14	47	0	0
\$160,001 - \$200,000	15.38%	58	0	46	70	0
\$200,001 - \$280,000	15.38%	19	0	17	45	0
\$280,001 and up	7.69%	35	0	35	0	0
Median Closed DOM		48	58	46	70	0
Total Closed Units	100%	48.0	9	14	3	
Total Closed Volume		4,016,600	707.80K	2.69M	616.00K	0.00B

June 2020



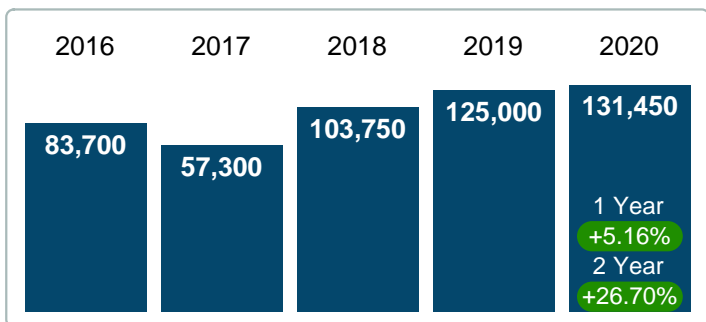
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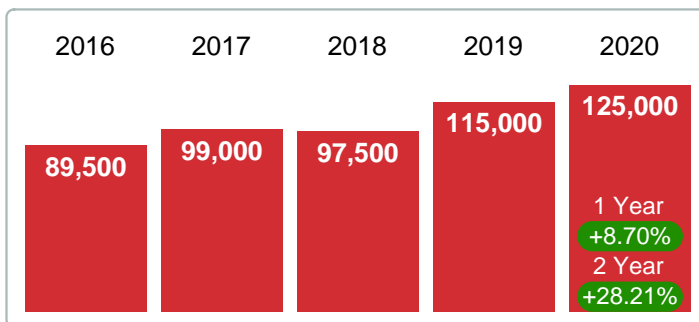
MEDIAN LIST PRICE AT CLOSING

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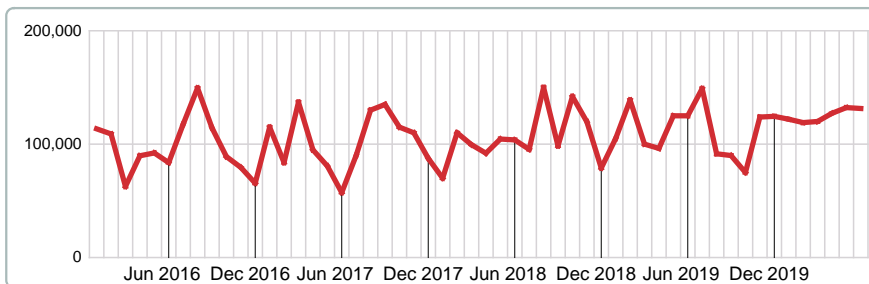
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 100,240

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

Median List Price at Closing this month at **131,450**
above the 5 yr JUN average of **100,240**

- APR 127,200
- MAY 132,250 +3.97%
- JUN 131,450 -0.60%

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	7.69%	36,200	36,200	0	0	0
\$50,001 - \$60,000	3.85%	54,500	0	54,500	0	0
\$60,001 - \$90,000	19.23%	69,500	69,500	66,450	0	0
\$90,001 - \$160,000	30.77%	123,000	116,250	123,000	0	0
\$160,001 - \$200,000	15.38%	174,400	0	173,800	175,000	0
\$200,001 - \$280,000	15.38%	232,250	0	232,450	229,700	0
\$280,001 and up	7.69%	532,500	0	532,500	0	0
Median List Price		131,450	75,000	149,450	209,900	0
Total Closed Units	100%	131,450	9	14	3	0
Total Closed Volume		4,132,299	769.90K	2.73M	634.40K	0.00B

June 2020



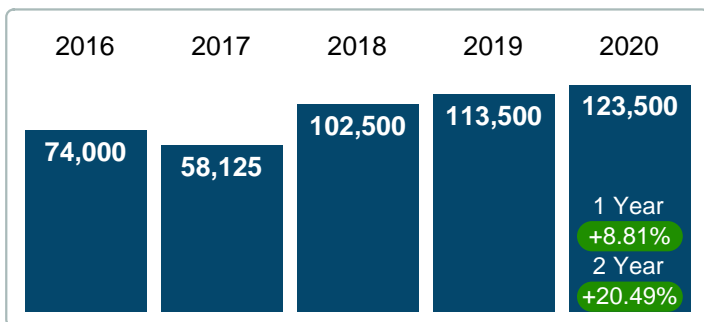
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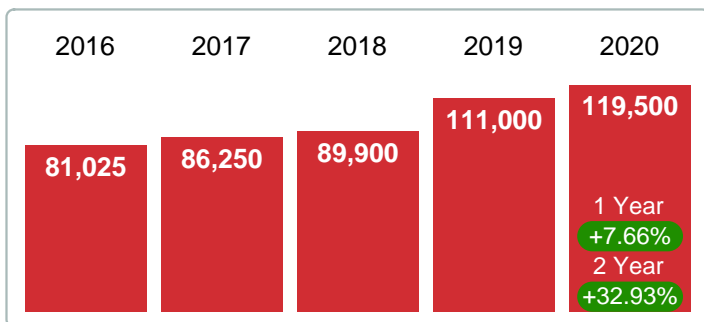
MEDIAN SOLD PRICE AT CLOSING

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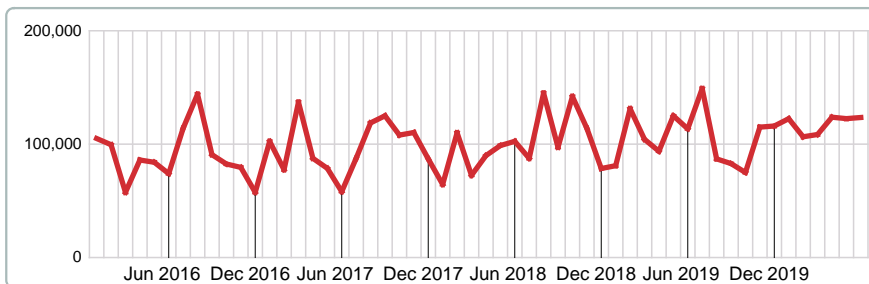
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

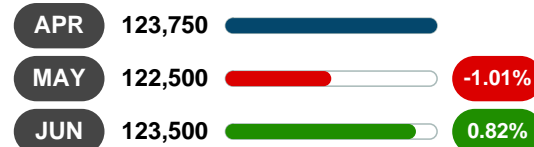


3 MONTHS

5 year JUN AVG = 94,325

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

Median Sold Price at Closing this month at **123,500**
above the 5 yr JUN average of **94,325**



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	11.54%	35,000	31,500	50,000	0	0
\$50,001 - \$60,000	3.85%	52,000	0	52,000	0	0
\$60,001 - \$90,000	19.23%	64,000	63,000	66,900	0	0
\$90,001 - \$160,000	26.92%	120,000	135,000	113,000	0	0
\$160,001 - \$200,000	15.38%	166,000	0	165,000	171,000	0
\$200,001 - \$280,000	15.38%	244,950	0	264,950	222,500	0
\$280,001 and up	7.69%	520,000	0	520,000	0	0
Median Sold Price		123,500	64,000	145,500	205,000	0
Total Closed Units	100%	123,500	9	14	3	
Total Closed Volume		4,016,600	707.80K	2.69M	616.00K	0.00B

June 2020



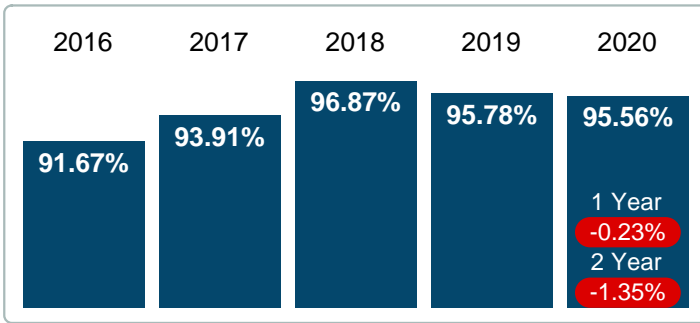
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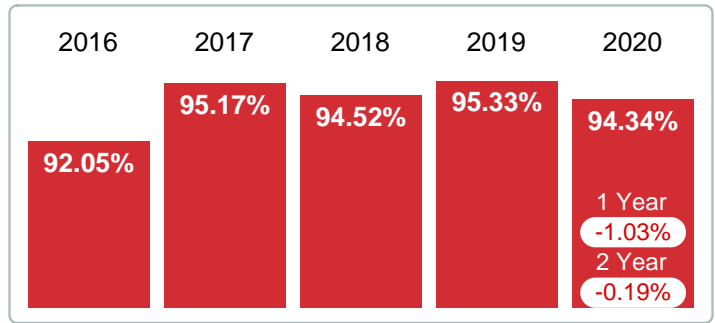
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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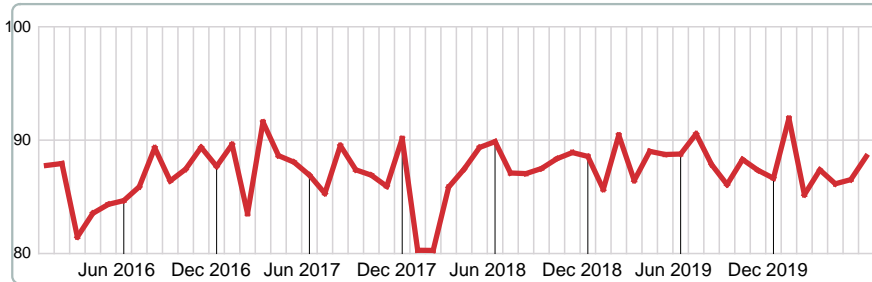
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

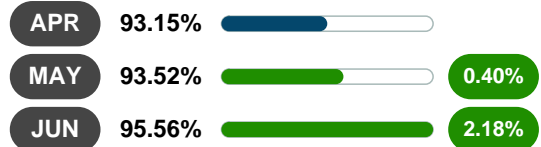


3 MONTHS

5 year JUN AVG = 94.76%

High Jan 2020 98.92% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **95.56%**
above the 5 yr JUN average of **94.76%**



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	3	11.54%	86.15%	86.94%	79.37%	0.00%	0.00%
\$50,001 - \$60,000	1	3.85%	95.41%	0.00%	95.41%	0.00%	0.00%
\$60,001 - \$90,000	5	19.23%	87.48%	85.07%	95.71%	0.00%	0.00%
\$90,001 - \$160,000	7	26.92%	95.38%	100.00%	93.95%	0.00%	0.00%
\$160,001 - \$200,000	4	15.38%	96.90%	0.00%	96.09%	97.71%	0.00%
\$200,001 - \$280,000	4	15.38%	98.83%	0.00%	115.12%	96.93%	0.00%
\$280,001 and up	2	7.69%	98.28%	0.00%	98.28%	0.00%	0.00%
Median Sold/List Ratio		95.56%		87.72%	95.90%	97.67%	0.00%
Total Closed Units		26	100%	95.56%	9	14	3
Total Closed Volume		4,016,600			707.80K	2.69M	616.00K

June 2020



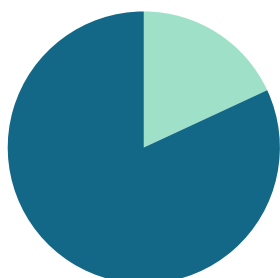
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

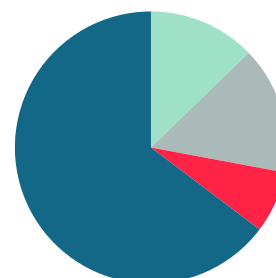


Inventory
 New Listings
32 = 18.08%
 Start Inventory
145
 Total Inventory Units
177
 Volume
\$38,954,832

Market Activity

Closed Sales
26 = 12.75%
 Pending Sales
31 = 15.20%
 Other Off Market
15 = 7.35%
 Active Inventory
132 = 64.71%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	22	26	18.18%	118	117	-0.85%
Pending Sales	26	31	19.23%	141	145	2.84%
New Listings	40	32	-20.00%	322	257	-20.19%
Median List Price	125,000	131,450	5.16%	115,000	125,000	8.70%
Median Sale Price	113,500	123,500	8.81%	111,000	119,500	7.66%
Median Percent of Selling Price to List Price	95.78%	95.56%	-0.23%	95.33%	94.34%	-1.03%
Median Days on Market to Sale	49.00	48.00	-2.04%	50.00	50.00	0.00%
Monthly Inventory	187	132	-29.41%	187	132	-29.41%
Months Supply of Inventory	9.97	6.63	-33.55%	9.97	6.63	-33.55%

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

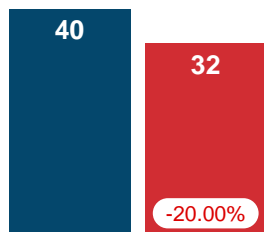
Inventory on June 30, 2020 = **132**

2019 **2020**

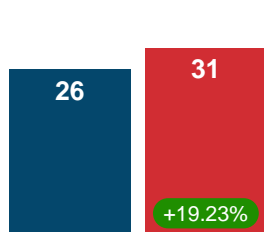
JUNE MARKET

MEDIAN PRICES

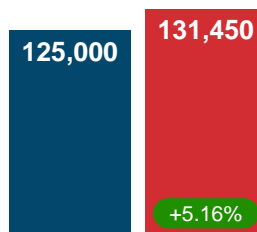
New Listings



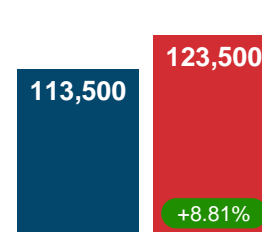
Pending Listings



List Price



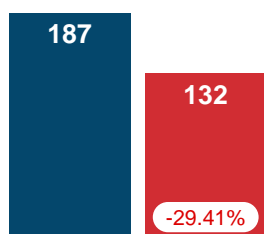
Sale Price



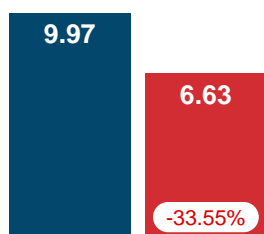
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

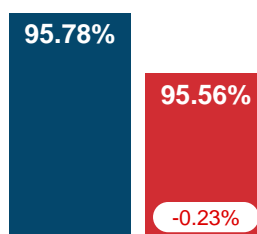
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

