

April 2021



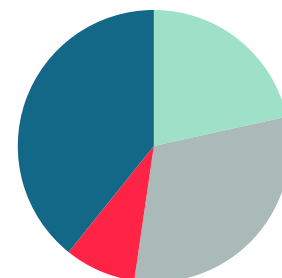
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 02, 2023 for MLS Technology Inc.

Compared Metrics	2020	April 2021	+/-%
Closed Listings	28	28	0.00%
Pending Listings	24	40	66.67%
New Listings	41	34	-17.07%
Median List Price	127,200	132,500	4.17%
Median Sale Price	123,750	122,500	-1.01%
Median Percent of Selling Price to List Price	93.15%	98.76%	6.02%
Median Days on Market to Sale	46.50	16.50	-64.52%
End of Month Inventory	151	51	-66.23%
Months Supply of Inventory	7.25	2.16	-70.16%



■ Closed (21.54%)
■ Pending (30.77%)
■ Other OffMarket (8.46%)
■ Active (39.23%)

Absorption: Last 12 months, an Average of **24** Sales/Month
Active Inventory as of April 30, 2021 = **51**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2021 decreased **66.23%** to 51 existing homes available for sale. Over the last 12 months this area has had an average of 24 closed sales per month. This represents an unsold inventory index of **2.16** 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 **1.01%** in April 2021 to \$122,500 versus the previous year at \$123,750.

Median Days on Market Shortens

The median number of **16.50** days that homes spent on the market before selling decreased by 30.00 days or **64.52%** in April 2021 compared to last year's same month at **46.50** DOM.

Sales Success for April 2021 is Positive

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

There were 34 New Listings in April 2021, down **17.07%** from last year at 41. Furthermore, there were 28 Closed Listings this month versus last year at 28, a **0.00%** decrease.

Closed versus Listed trends yielded a **82.4%** ratio, up from previous year's, April 2020, at **68.3%**, a **20.59%** upswing. 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

April 2021



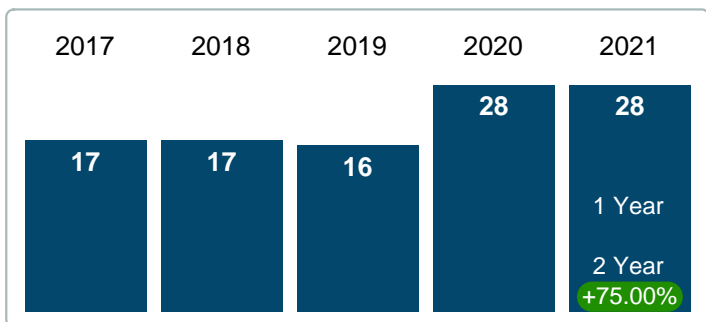
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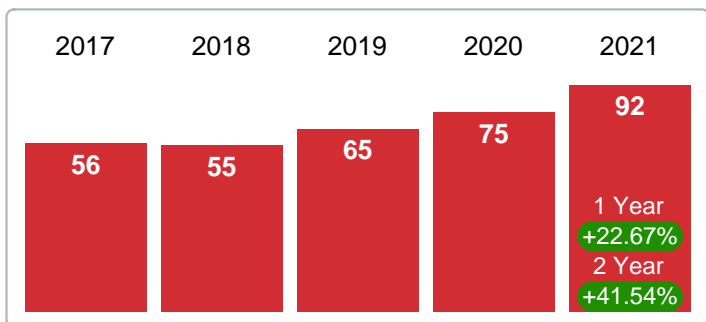
CLOSED LISTINGS

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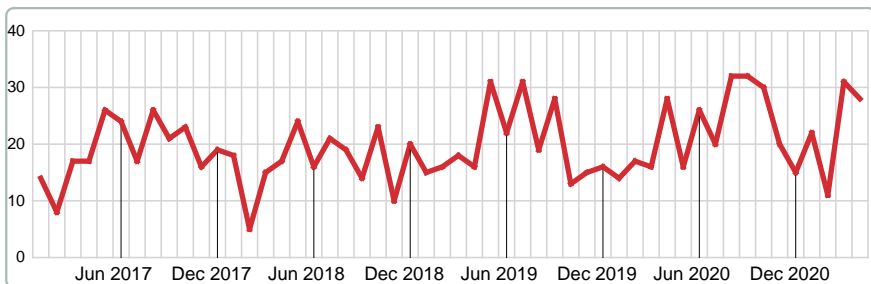
APRIL



YEAR TO DATE (YTD)

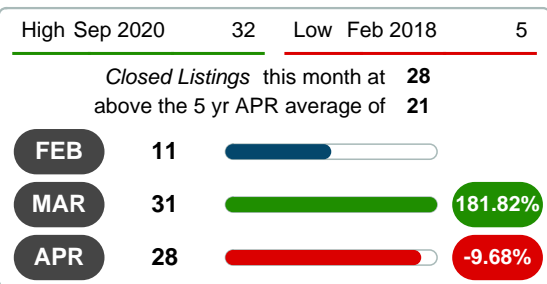


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 21



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	3	10.71%	1.0	2	1	0	0
\$30,001 - \$50,000	3	10.71%	2.0	3	0	0	0
\$50,001 - \$110,000	4	14.29%	12.5	1	3	0	0
\$110,001 - \$130,000	5	17.86%	43.0	2	2	1	0
\$130,001 - \$250,000	6	21.43%	28.5	1	4	1	0
\$250,001 - \$370,000	4	14.29%	36.0	0	2	2	0
\$370,001 and up	3	10.71%	142.0	0	2	1	0
Total Closed Units	28			9	14	5	0
Total Closed Volume	4,906,400	100%	16.5	606.90K	2.80M	1.50M	0.00B
Median Closed Price	\$122,500			\$50,000	\$136,000	\$285,000	\$0

April 2021



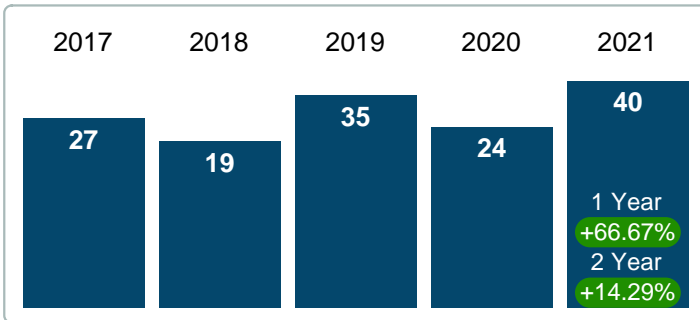
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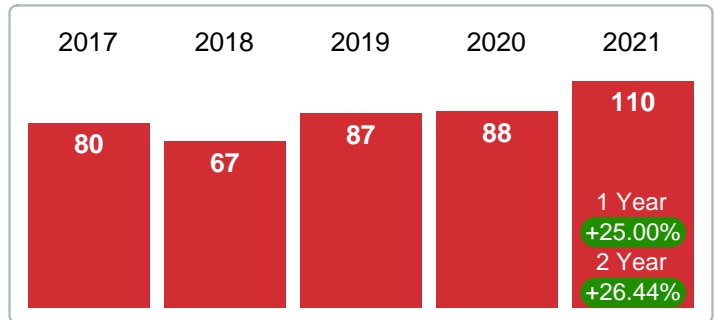
PENDING LISTINGS

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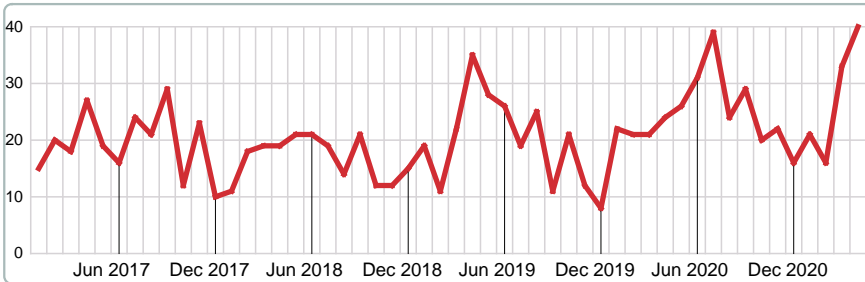
APRIL



YEAR TO DATE (YTD)

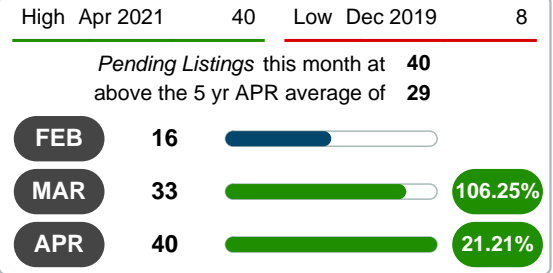


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 29



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	5	12.50%	2.0	4	1	0	0
\$50,001 - \$75,000	3	7.50%	75.0	2	1	0	0
\$75,001 - \$125,000	8	20.00%	47.5	2	5	1	0
\$125,001 - \$175,000	5	12.50%	15.0	3	2	0	0
\$175,001 - \$250,000	11	27.50%	22.0	1	7	3	0
\$250,001 - \$450,000	5	12.50%	114.0	0	1	3	1
\$450,001 and up	3	7.50%	79.0	0	1	1	1
Total Pending Units	40			12	18	8	2
Total Pending Volume	7,924,400	100%	29.5	1.01M	3.45M	2.66M	799.00K
Median Listing Price	\$172,000			\$66,750	\$177,000	\$277,500	\$399,500

April 2021



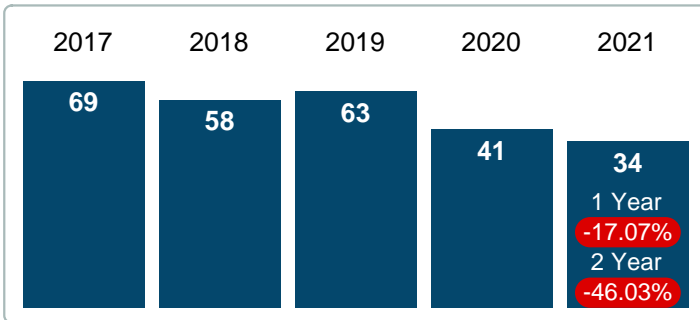
Area Delimited by County Of McIntosh - Residential Property Type



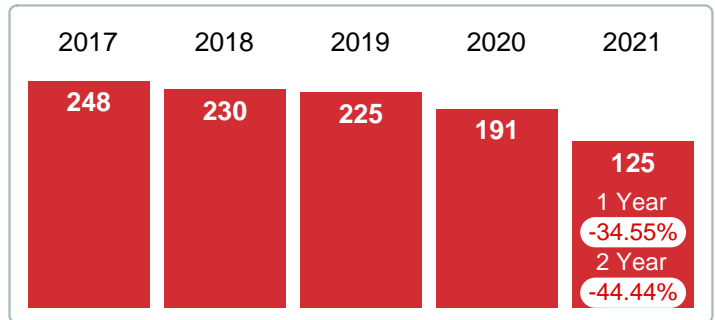
NEW LISTINGS

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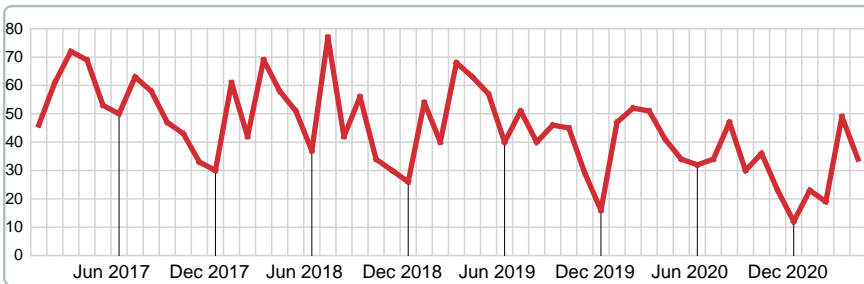
APRIL



YEAR TO DATE (YTD)

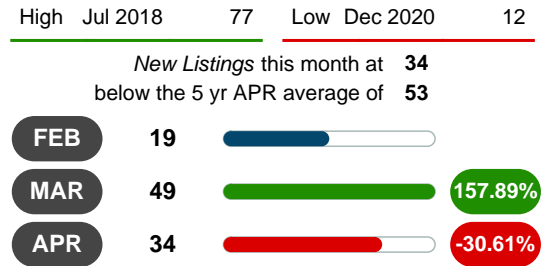


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 53



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 - \$75,000	6	17.65%	5	1	0	0
\$75,001 - \$125,000	4	11.76%	2	2	0	0
\$125,001 - \$250,000	12	35.29%	3	7	1	1
\$250,001 - \$350,000	5	14.71%	0	3	1	1
\$350,001 - \$475,000	4	11.76%	1	0	1	2
\$475,001 and up	3	8.82%	0	1	1	1
Total New Listed Units	34		11	14	4	5
Total New Listed Volume	8,276,700	100%	1.27M	3.03M	1.80M	2.16M
Median New Listed Listing Price	\$189,500		\$95,000	\$189,500	\$362,250	\$475,000

April 2021



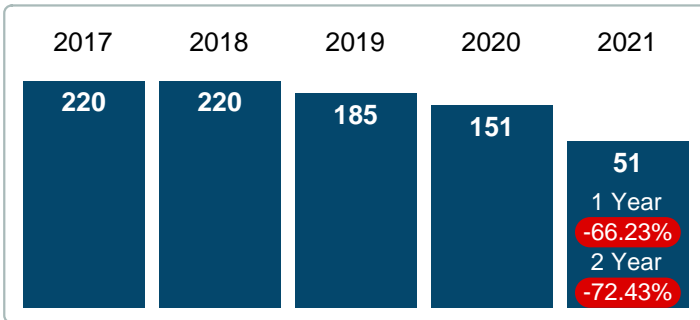
Area Delimited by County Of McIntosh - Residential Property Type



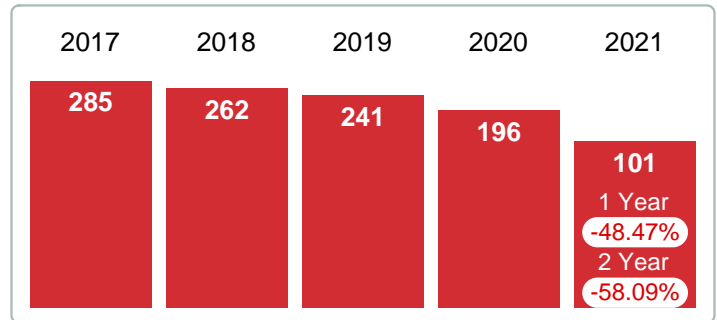
ACTIVE INVENTORY

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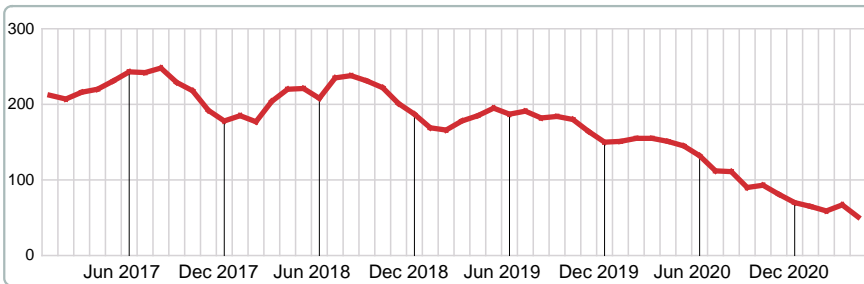
END OF APRIL



ACTIVE DURING APRIL

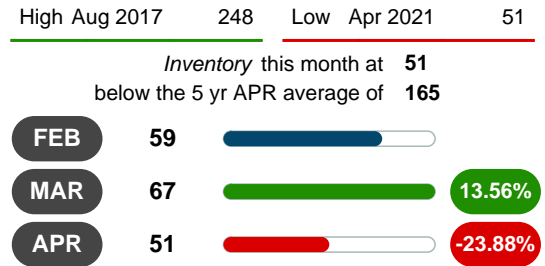


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 165



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	4	7.84%	35.0	3	1	0	0
\$50,001 - \$75,000	2	3.92%	99.5	1	1	0	0
\$75,001 - \$150,000	11	21.57%	31.0	3	7	1	0
\$150,001 - \$275,000	12	23.53%	38.0	0	7	3	2
\$275,001 - \$450,000	11	21.57%	52.0	1	7	3	0
\$450,001 - \$725,000	6	11.76%	40.5	0	2	1	3
\$725,001 and up	5	9.80%	81.0	0	2	2	1
Total Active Inventory by Units	51			8	27	10	6
Total Active Inventory by Volume	16,403,305	100%	46.0	1.04M	7.48M	3.96M	3.93M
Median Active Inventory Listing Price	\$210,000			\$84,200	\$205,000	\$324,450	\$465,500

April 2021



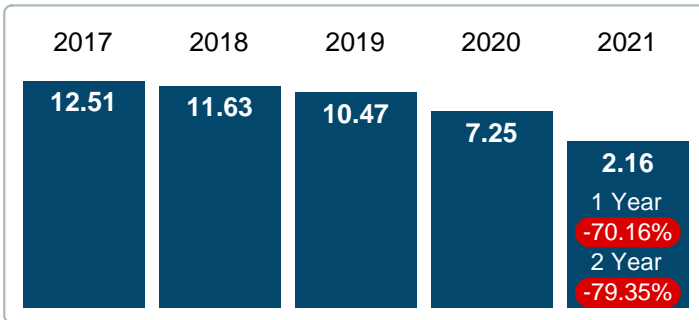
Area Delimited by County Of McIntosh - Residential Property Type



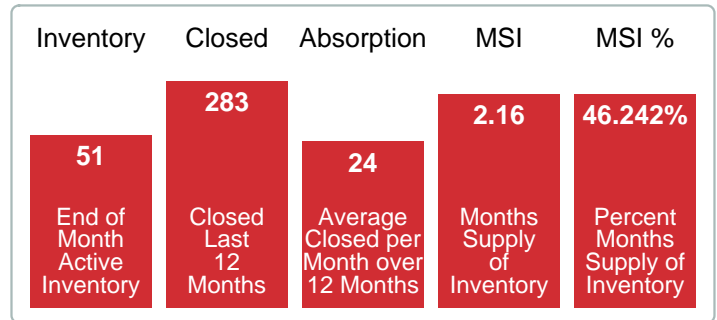
MONTHS SUPPLY of INVENTORY (MSI)

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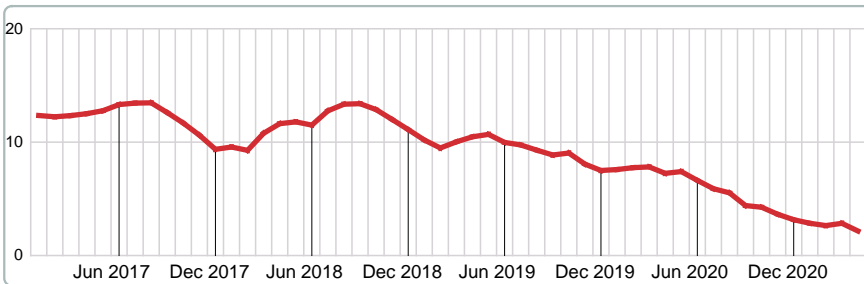
MSI FOR APRIL



INDICATORS FOR APRIL 2021

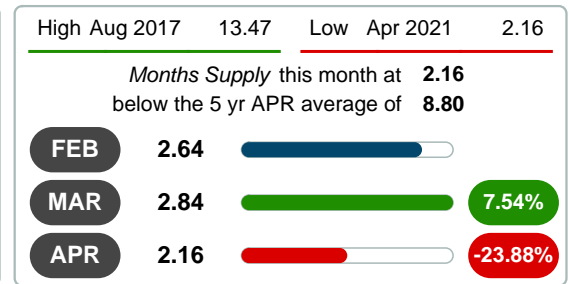


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 8.80



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	4	7.84%	1.33	1.64	1.00	0.00	0.00
\$50,001 - \$75,000	2	3.92%	1.00	1.20	0.86	0.00	0.00
\$75,001 - \$150,000	11	21.57%	1.35	1.16	1.45	1.33	0.00
\$150,001 - \$275,000	12	23.53%	1.82	0.00	2.10	1.71	8.00
\$275,001 - \$450,000	11	21.57%	3.88	12.00	5.25	2.77	0.00
\$450,001 - \$725,000	6	11.76%	8.00	0.00	6.00	6.00	12.00
\$725,001 and up	5	9.80%	20.00	0.00	24.00	12.00	0.00
Market Supply of Inventory (MSI)			2.16	1.22	2.23	2.45	7.20
Total Active Inventory by Units		100%	2.16	8	27	10	6

April 2021



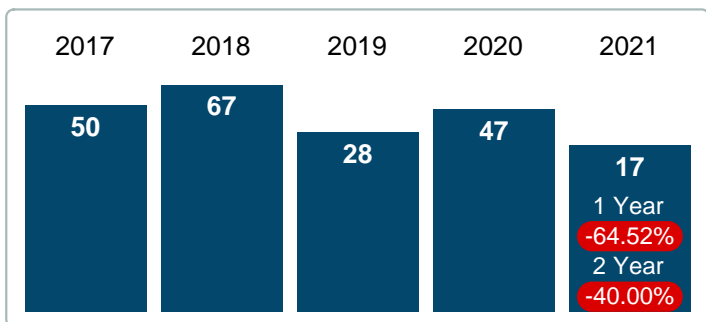
Area Delimited by County Of McIntosh - Residential Property Type



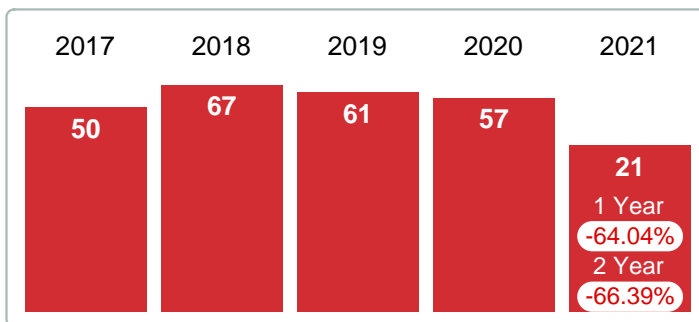
MEDIAN DAYS ON MARKET TO SALE

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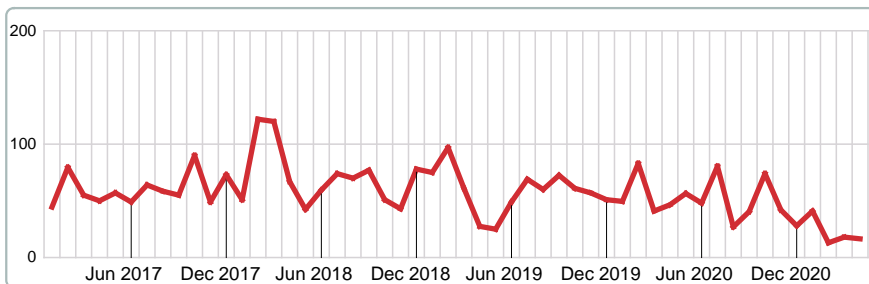
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

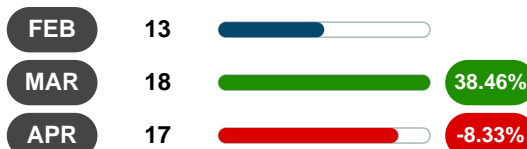


3 MONTHS

5 year APR AVG = 42

High Feb 2018: 122 | Low Feb 2021: 13

Median Days on Market to Sale this month at 17
below the 5 yr APR average of 42



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
\$30,000 and less	10.71%	1	1	26	0	0
\$30,001 - \$50,000	10.71%	2	2	0	0	0
\$50,001 - \$110,000	14.29%	13	42	11	0	0
\$110,001 - \$130,000	17.86%	43	22	77	19	0
\$130,001 - \$250,000	21.43%	29	2	86	20	0
\$250,001 - \$370,000	14.29%	36	0	35	84	0
\$370,001 and up	10.71%	142	0	72	171	0
Median Closed DOM		17	2	32	20	0
Total Closed Units	100%	16.5	9	14	5	
Total Closed Volume		4,906,400	606.90K	2.80M	1.50M	0.00B

April 2021



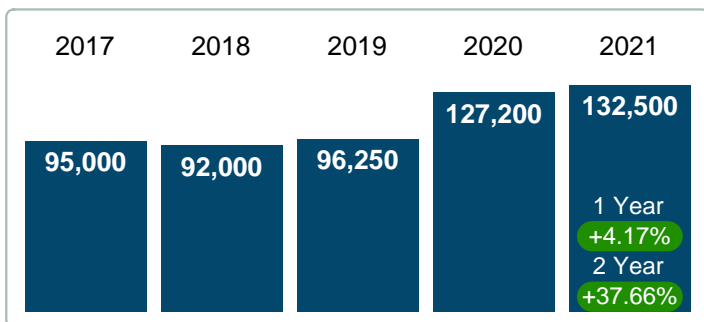
Area Delimited by County Of McIntosh - Residential Property Type



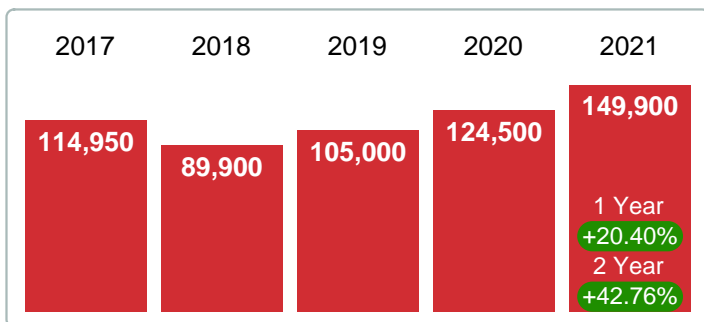
MEDIAN LIST PRICE AT CLOSING

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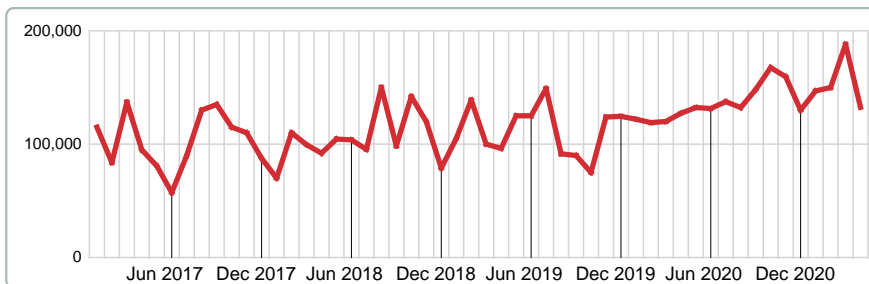
APRIL



YEAR TO DATE (YTD)

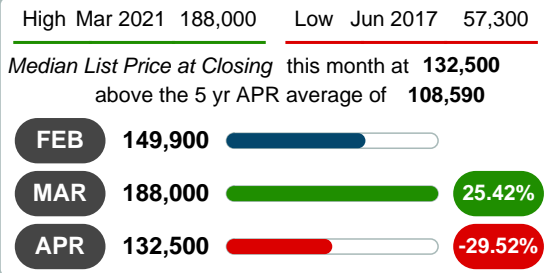


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 108,590



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
\$30,000 and less	7.14%	22,500	22,500	0	0	0
\$30,001 - \$50,000	14.29%	39,950	40,000	35,000	0	0
\$50,001 - \$110,000	17.86%	94,000	59,900	95,250	0	0
\$110,001 - \$130,000	10.71%	129,000	130,000	129,000	115,000	0
\$130,001 - \$250,000	28.57%	149,950	139,500	150,000	184,000	0
\$250,001 - \$370,000	14.29%	336,500	0	336,500	332,450	0
\$370,001 and up	7.14%	689,450	0	779,900	599,000	0
Median List Price		132,500	50,000	148,950	299,900	0
Total Closed Units	100%	132,500	9	14	5	0
Total Closed Volume		5,086,500	643.80K	2.88M	1.56M	0.00B

April 2021



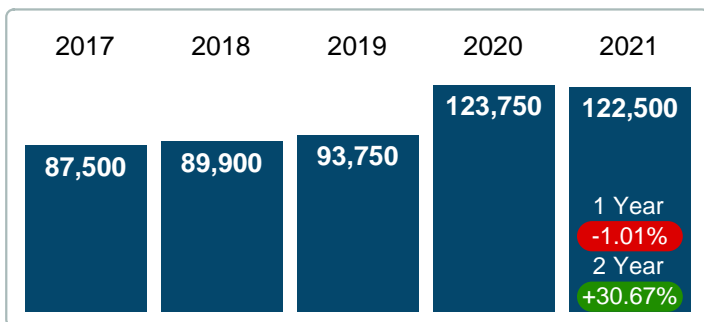
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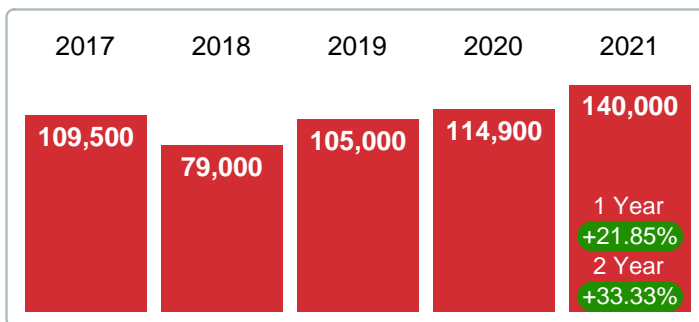
MEDIAN SOLD PRICE AT CLOSING

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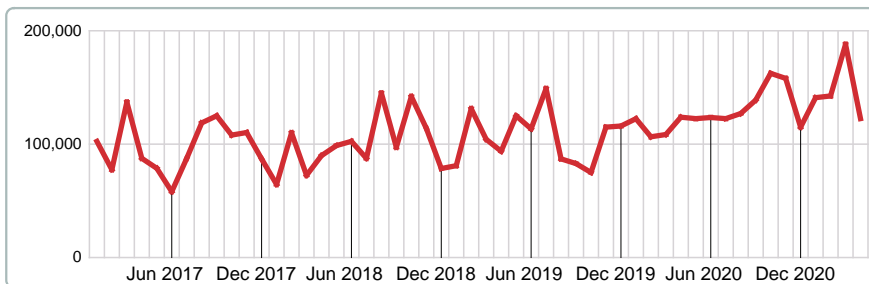
APRIL



YEAR TO DATE (YTD)

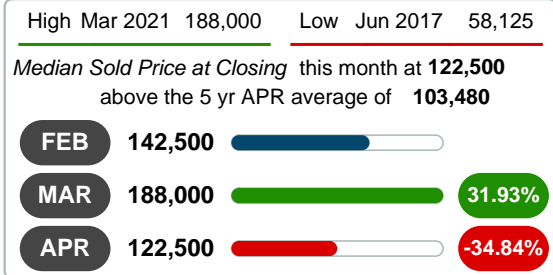


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 103,480



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
\$30,000 and less	10.71%	25,000	21,000	25,000	0	0
\$30,001 - \$50,000	10.71%	40,000	40,000	0	0	0
\$50,001 - \$110,000	14.29%	91,500	55,000	93,000	0	0
\$110,001 - \$130,000	17.86%	115,000	121,250	115,000	111,000	0
\$130,001 - \$250,000	21.43%	141,250	137,500	141,000	184,000	0
\$250,001 - \$370,000	14.29%	300,000	0	284,500	325,000	0
\$370,001 and up	10.71%	550,000	0	563,750	550,000	0
Median Sold Price		122,500	50,000	136,000	285,000	0
Total Closed Units	100%	122,500	9	14	5	
Total Closed Volume		4,906,400	606.90K	2.80M	1.50M	0.00B

April 2021



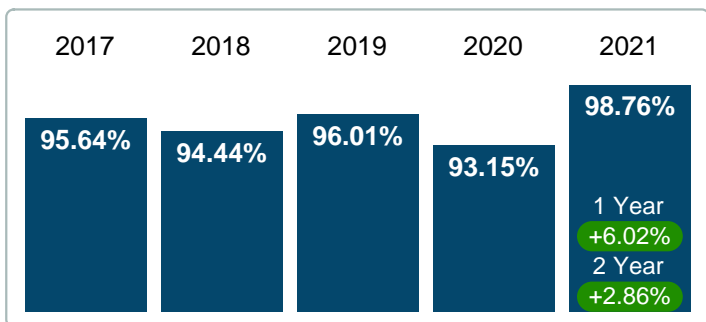
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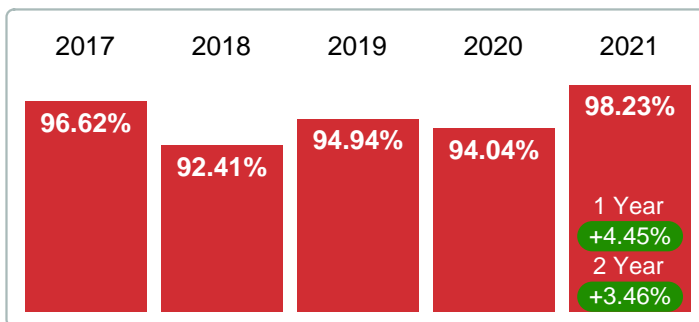
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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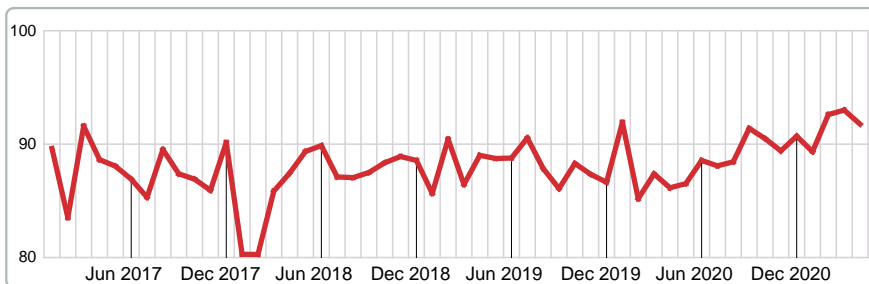
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

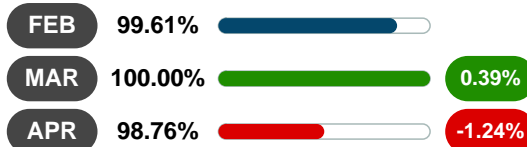


3 MONTHS

5 year APR AVG = 95.60%

High Mar 2021 100.00% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **98.76%**
above the 5 yr APR average of **95.60%**



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
\$30,000 and less	3	10.71%	80.00%	90.00%	71.43%	0.00%	0.00%
\$30,001 - \$50,000	3	10.71%	100.00%	100.00%	0.00%	0.00%	0.00%
\$50,001 - \$110,000	4	14.29%	98.19%	91.82%	100.00%	0.00%	0.00%
\$110,001 - \$130,000	5	17.86%	96.52%	89.06%	96.85%	96.52%	0.00%
\$130,001 - \$250,000	6	21.43%	98.33%	101.85%	94.03%	100.00%	0.00%
\$250,001 - \$370,000	4	14.29%	98.76%	0.00%	99.66%	97.52%	0.00%
\$370,001 and up	3	10.71%	96.04%	0.00%	102.09%	91.82%	0.00%
Median Sold/List Ratio		98.76%		100.00%	97.09%	96.52%	0.00%
Total Closed Units		28	100%	9	14	5	
Total Closed Volume		4,906,400		606.90K	2.80M	1.50M	0.00B

April 2021



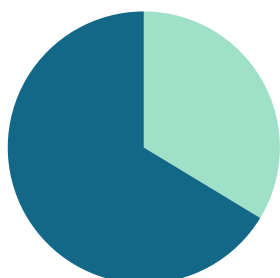
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Aug 02, 2023 for MLS Technology Inc.

INVENTORY

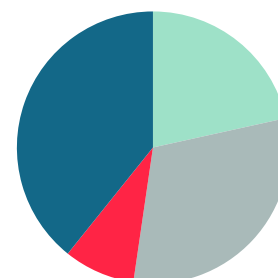


Inventory
 New Listings
34 = 33.66%
 Start Inventory
67
 Total Inventory Units
101
 Volume
\$27,983,705

Market Activity

Closed Sales
28 = 21.54%
 Pending Sales
40 = 30.77%
 Other Off Market
11 = 8.46%
 Active Inventory
51 = 39.23%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	28	28	0.00%	75	92	22.67%
Pending Sales	24	40	66.67%	88	110	25.00%
New Listings	41	34	-17.07%	191	125	-34.55%
Median List Price	127,200	132,500	4.17%	124,500	149,900	20.40%
Median Sale Price	123,750	122,500	-1.01%	114,900	140,000	21.85%
Median Percent of Selling Price to List Price	93.15%	98.76%	6.02%	94.04%	98.23%	4.45%
Median Days on Market to Sale	46.50	16.50	-64.52%	57.00	20.50	-64.04%
Monthly Inventory	151	51	-66.23%	151	51	-66.23%
Months Supply of Inventory	7.25	2.16	-70.16%	7.25	2.16	-70.16%

Absorption: Last 12 months, an Average of **24** Sales/Month

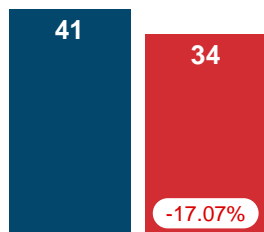
Inventory on April 30, 2021 = **51**

2020 **2021**

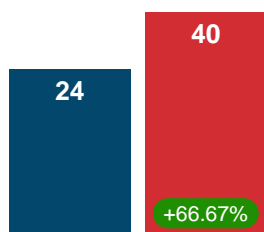
APRIL MARKET

MEDIAN PRICES

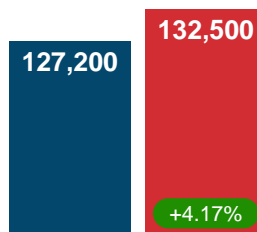
New Listings



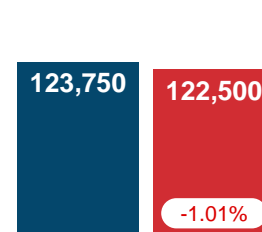
Pending Listings



List Price



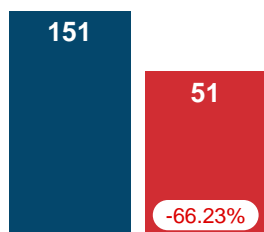
Sale Price



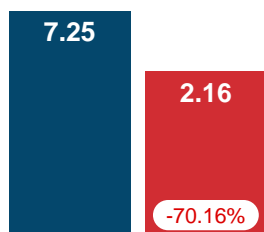
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

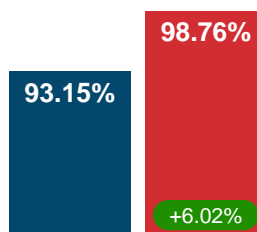
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

