



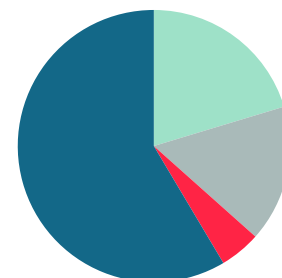
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 10, 2023 for MLS Technology Inc.

Compared Metrics	December		
	2020	2021	+/-%
Closed Listings	15	25	66.67%
Pending Listings	16	20	25.00%
New Listings	12	23	91.67%
Median List Price	130,000	159,900	23.00%
Median Sale Price	115,000	165,000	43.48%
Median Percent of Selling Price to List Price	97.70%	100.00%	2.35%
Median Days on Market to Sale	28.00	30.00	7.14%
End of Month Inventory	70	72	2.86%
Months Supply of Inventory	3.16	2.86	-9.40%



■ Closed (20.33%)
■ Pending (16.26%)
■ Other OffMarket (4.88%)
■ Active (58.54%)

Absorption: Last 12 months, an Average of **25** Sales/Month
Active Inventory as of December 31, 2021 = **72**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2021 rose **2.86%** to 72 existing homes available for sale. Over the last 12 months this area has had an average of 25 closed sales per month. This represents an unsold inventory index of **2.86** 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 **43.48%** in December 2021 to \$165,000 versus the previous year at \$115,000.

Median Days on Market Lengthens

The median number of **30.00** days that homes spent on the market before selling increased by 2.00 days or **7.14%** in December 2021 compared to last year's same month at **28.00** DOM.

Sales Success for December 2021 is Positive

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

There were 23 New Listings in December 2021, up **91.67%** from last year at 12. Furthermore, there were 25 Closed Listings this month versus last year at 15, a **66.67%** increase.

Closed versus Listed trends yielded a **108.7%** ratio, down from previous year's, December 2020, at **125.0%**, a **13.04%** downswing. This will certainly create pressure on an increasing 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

December 2021



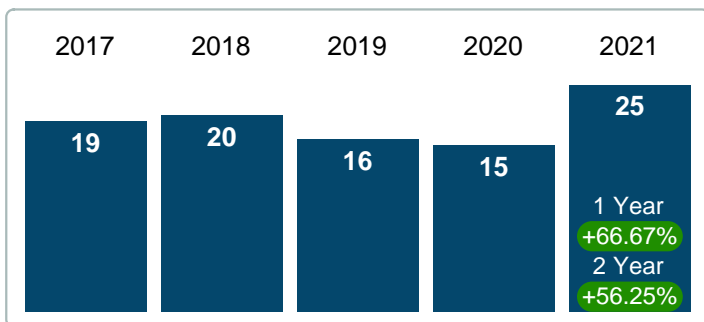
Area Delimited by County Of McIntosh - Residential Property Type



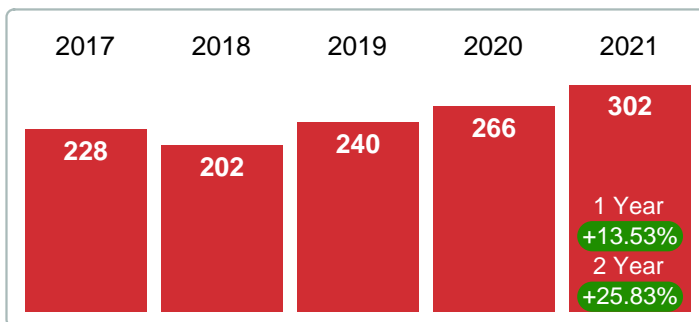
CLOSED LISTINGS

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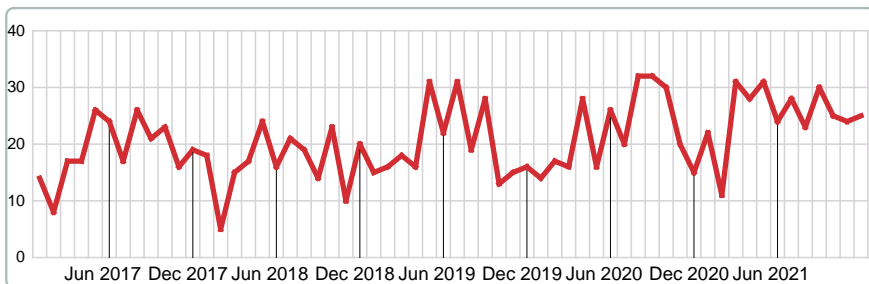
DECEMBER



YEAR TO DATE (YTD)

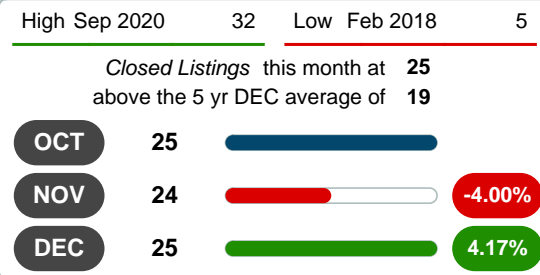


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 19



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	2	8.00%	100.5	2	0	0	0
\$50,001 - \$100,000	3	12.00%	58.0	2	1	0	0
\$100,001 - \$125,000	4	16.00%	46.5	3	1	0	0
\$125,001 - \$175,000	8	32.00%	30.0	4	4	0	0
\$175,001 - \$175,000	0	0.00%	30.0	0	0	0	0
\$175,001 - \$375,000	6	24.00%	24.5	1	4	1	0
\$375,001 and up	2	8.00%	13.0	0	2	0	0
Total Closed Units	25			12	12	1	0
Total Closed Volume	4,587,400	100%	30.0	1.47M	2.93M	185.00K	0.00B
Median Closed Price	\$165,000			\$110,000	\$180,000	\$185,000	\$0

December 2021



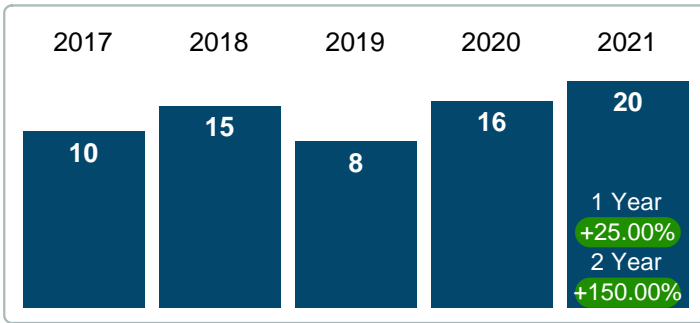
Area Delimited by County Of McIntosh - Residential Property Type



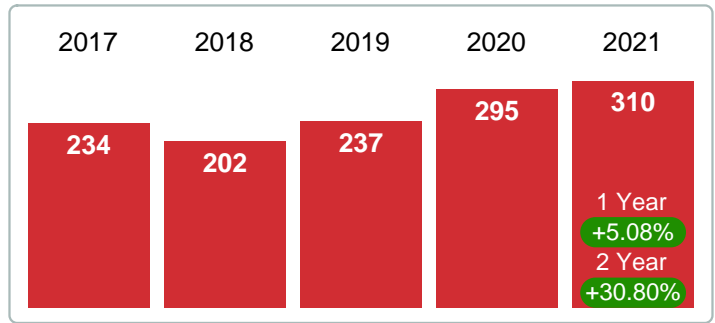
PENDING LISTINGS

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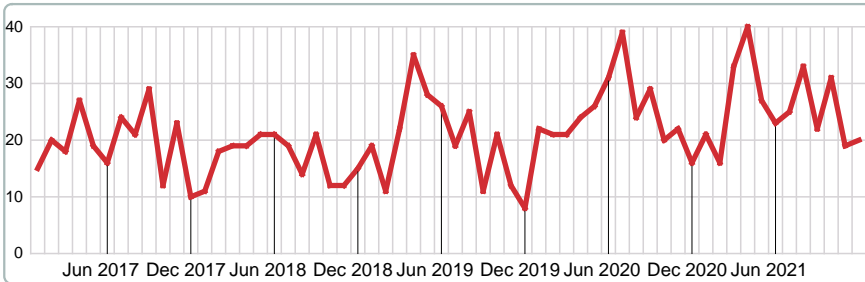
DECEMBER



YEAR TO DATE (YTD)

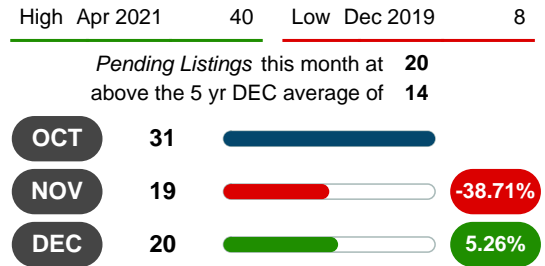


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 14



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	1	5.00%	181.0	1	0	0	0
\$50,001 - \$100,000	2	10.00%	102.0	1	1	0	0
\$100,001 - \$150,000	4	20.00%	52.0	1	3	0	0
\$150,001 - \$225,000	4	20.00%	10.0	0	4	0	0
\$225,001 - \$325,000	5	25.00%	151.0	0	4	1	0
\$325,001 - \$375,000	3	15.00%	89.0	0	3	0	0
\$375,001 and up	1	5.00%	25.0	0	1	0	0
Total Pending Units			20	3	16	1	0
Total Pending Volume			4,273,300	224.40K	3.75M	300.00K	0.00B
Median Listing Price			\$194,950	\$65,000	\$221,000	\$300,000	\$0

December 2021



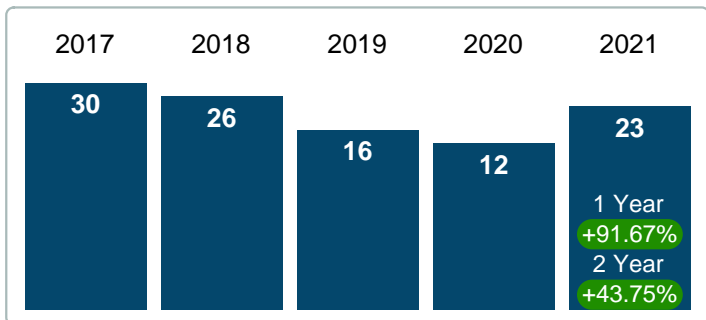
Area Delimited by County Of McIntosh - Residential Property Type



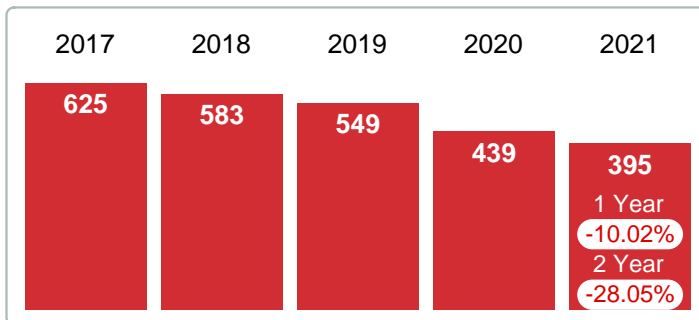
NEW LISTINGS

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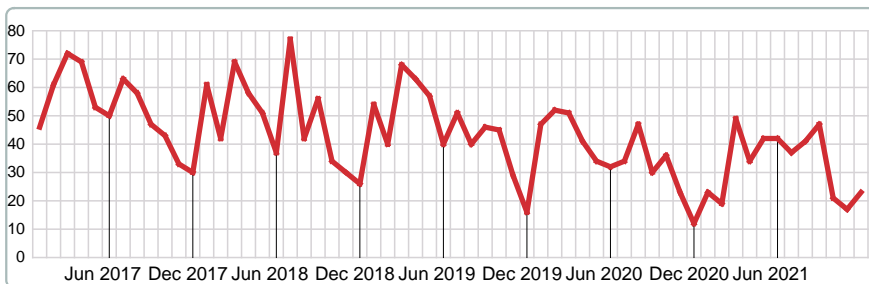
DECEMBER



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 23
above 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
\$100,000 and less	1	4.35%	1	0	0	0
\$100,001 - \$150,000	3	13.04%	1	2	0	0
\$150,001 - \$175,000	2	8.70%	0	2	0	0
\$175,001 - \$325,000	8	34.78%	2	5	1	0
\$325,001 - \$375,000	4	17.39%	0	2	2	0
\$375,001 - \$425,000	3	13.04%	0	2	1	0
\$425,001 and up	2	8.70%	1	1	0	0
Total New Listed Units	23		5	14	4	0
Total New Listed Volume	6,197,100	100%	1.07M	3.77M	1.36M	0.00B
Median New Listed Listing Price	\$259,000		\$179,000	\$262,450	\$352,000	\$0

December 2021



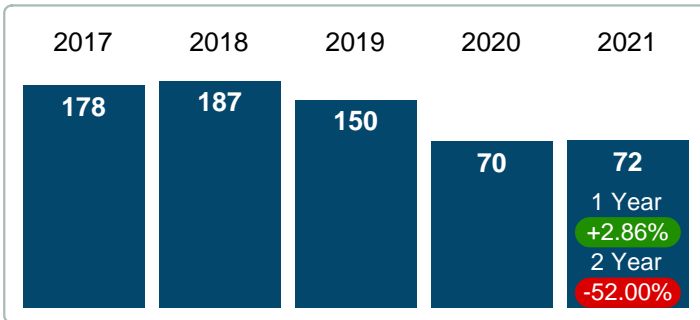
Area Delimited by County Of McIntosh - Residential Property Type



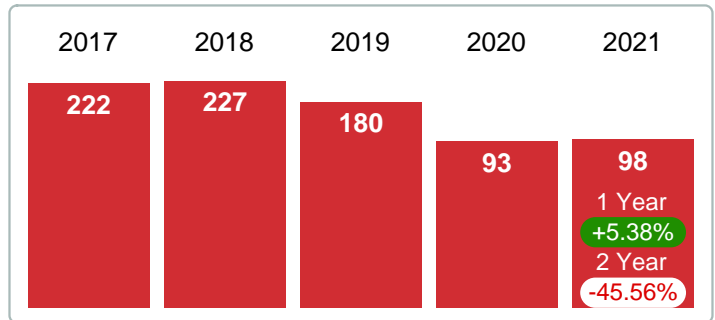
ACTIVE INVENTORY

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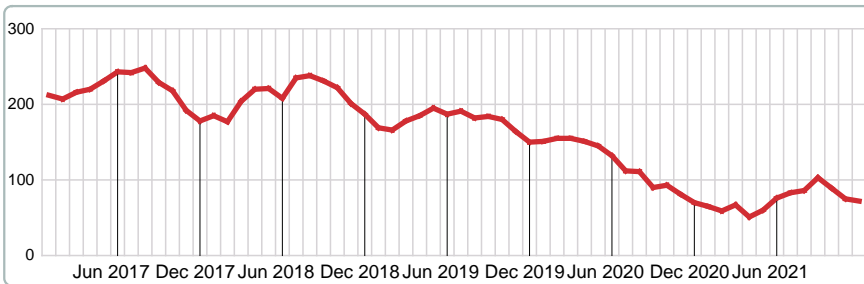
END OF DECEMBER



ACTIVE DURING DECEMBER

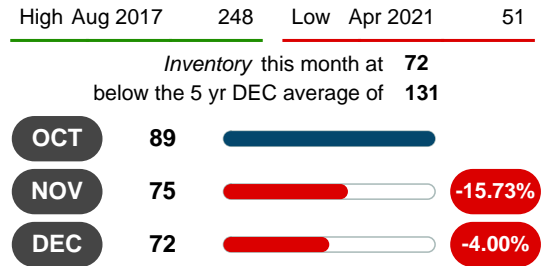


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 131



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	9.72%	108.0	4	3	0	0
\$75,001 - \$150,000	7	9.72%	102.0	1	5	1	0
\$150,001 - \$200,000	9	12.50%	57.0	1	7	1	0
\$200,001 - \$325,000	19	26.39%	116.0	5	10	3	1
\$325,001 - \$425,000	14	19.44%	80.5	1	6	5	2
\$425,001 - \$600,000	8	11.11%	102.5	1	5	2	0
\$600,001 and up	8	11.11%	144.0	0	4	2	2
Total Active Inventory by Units	72			13	40	14	5
Total Active Inventory by Volume	23,296,255	100%	105.5	2.49M	12.73M	5.82M	2.25M
Median Active Inventory Listing Price	\$242,500			\$215,000	\$235,000	\$352,450	\$349,900

December 2021



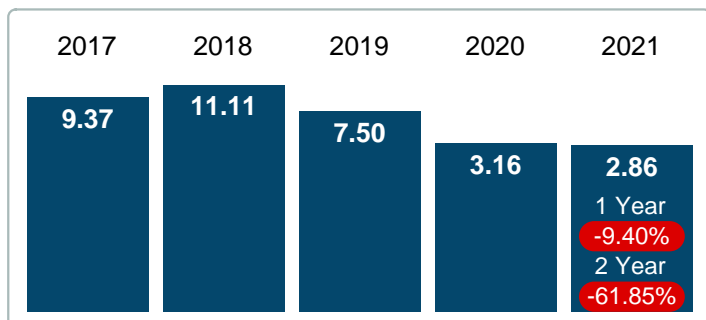
Area Delimited by County Of McIntosh - Residential Property Type



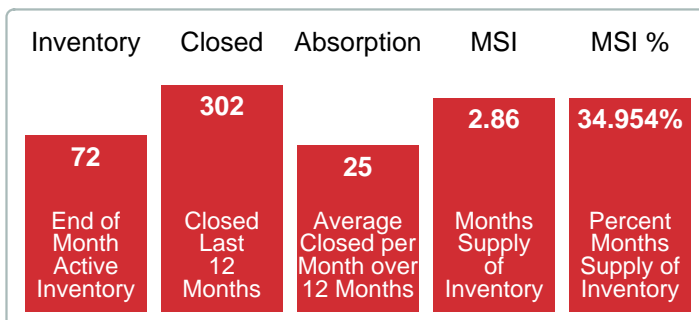
MONTHS SUPPLY of INVENTORY (MSI)

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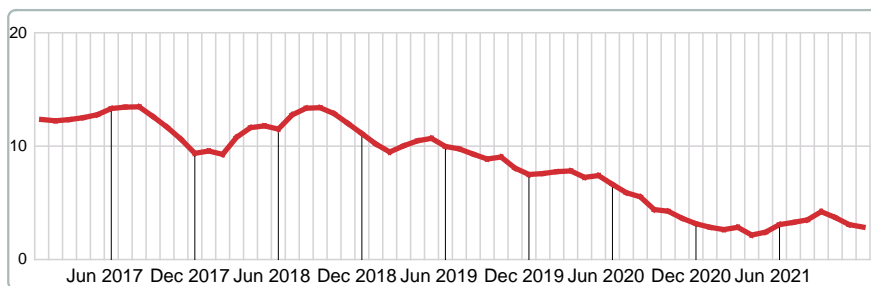
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2021



5 YEAR MARKET ACTIVITY TRENDS

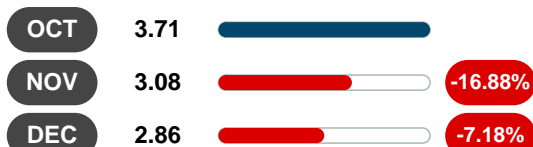


3 MONTHS

5 year DEC AVG = 6.80

High Aug 2017 13.47 Low Apr 2021 2.16

Months Supply this month at **2.86**
below the 5 yr DEC average of **6.80**



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
\$75,000 and less	7	9.72%	1.42	1.33	1.64	0.00	0.00
\$75,001 - \$150,000	7	9.72%	1.02	0.50	1.18	1.71	0.00
\$150,001 - \$200,000	9	12.50%	2.12	3.00	2.27	1.20	0.00
\$200,001 - \$325,000	19	26.39%	3.80	10.00	3.33	2.57	3.00
\$325,001 - \$425,000	14	19.44%	7.64	6.00	6.55	8.57	12.00
\$425,001 - \$600,000	8	11.11%	4.80	0.00	6.67	4.00	0.00
\$600,001 and up	8	11.11%	12.00	0.00	12.00	8.00	24.00
Market Supply of Inventory (MSI)			2.86	2.17	2.82	3.50	5.00
Total Active Inventory by Units		100%	2.86	13	40	14	5

December 2021



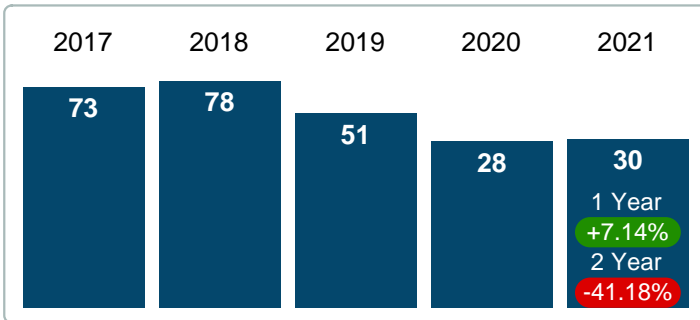
Area Delimited by County Of McIntosh - Residential Property Type



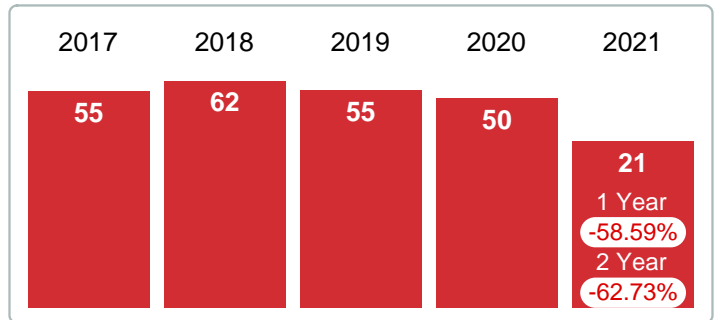
MEDIAN DAYS ON MARKET TO SALE

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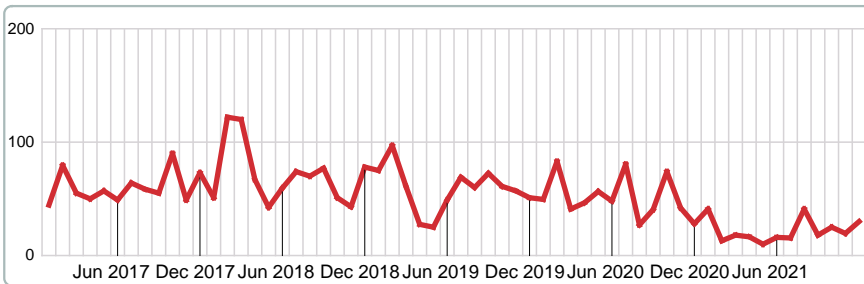
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 52

High Feb 2018 122 Low May 2021 10

Median Days on Market to Sale this month at 30 below the 5 yr DEC average of 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
\$50,000 and less	8.00%	101	101	0	0	0
\$50,001 - \$100,000	12.00%	58	35	144	0	0
\$100,001 - \$125,000	16.00%	47	43	84	0	0
\$125,001 - \$175,000	32.00%	30	50	28	0	0
\$175,001 - \$175,000	0.00%	30	0	0	0	0
\$175,001 - \$375,000	24.00%	25	19	25	128	0
\$375,001 and up	8.00%	13	0	13	0	0
Median Closed DOM		30	47	28	128	0
Total Closed Units	100%	30.0	12	12	1	0
Total Closed Volume		4,587,400	1.47M	2.93M	185.00K	0.00B

December 2021



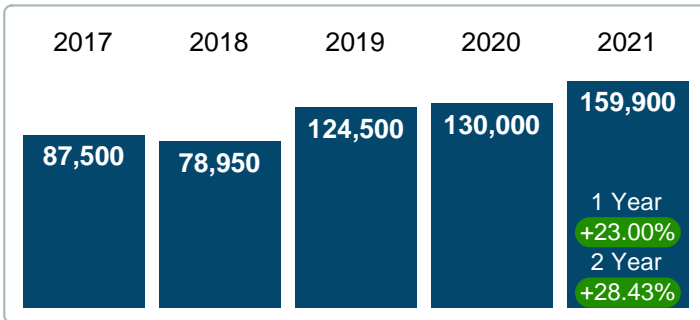
Area Delimited by County Of McIntosh - Residential Property Type



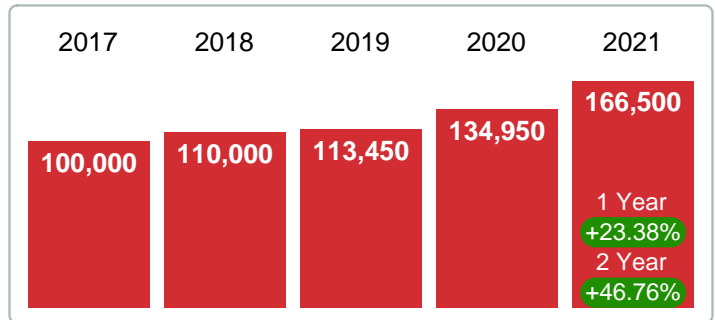
MEDIAN LIST PRICE AT CLOSING

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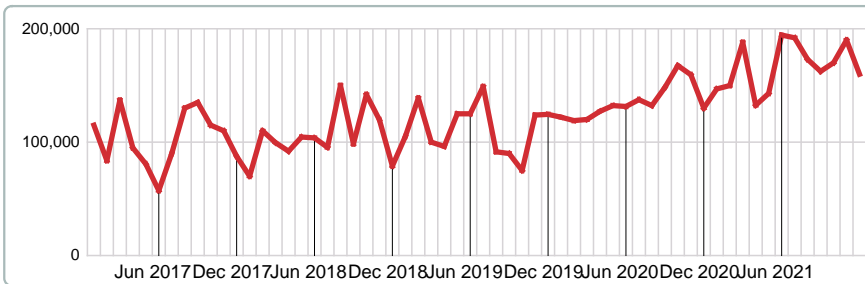
DECEMBER



YEAR TO DATE (YTD)

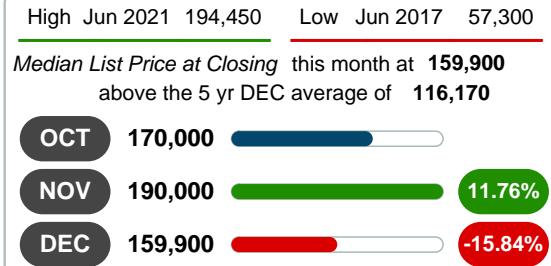


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 116,170



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	2	8.00%	40,500	40,500	0	0	0
\$50,001 - \$100,000	3	12.00%	70,000	72,250	70,000	0	0
\$100,001 - \$125,000	2	8.00%	114,500	104,000	125,000	0	0
\$125,001 - \$175,000	9	36.00%	140,000	136,250	170,000	0	0
\$175,001 - \$175,000	0	0.00%	140,000	0	0	0	0
\$175,001 - \$375,000	6	24.00%	194,000	0	189,000	199,000	0
\$375,001 and up	3	12.00%	443,000	399,000	583,500	0	0
Median List Price			159,900	128,000	187,000	199,000	0
Total Closed Units		100%	159,900	12	12	1	
Total Closed Volume			4,715,300	1.56M	2.96M	199.00K	0.00B

December 2021



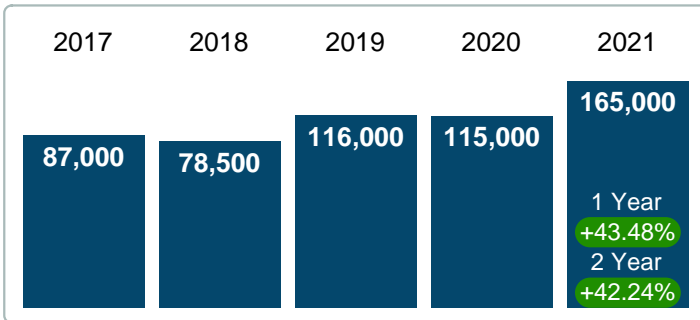
Area Delimited by County Of McIntosh - Residential Property Type



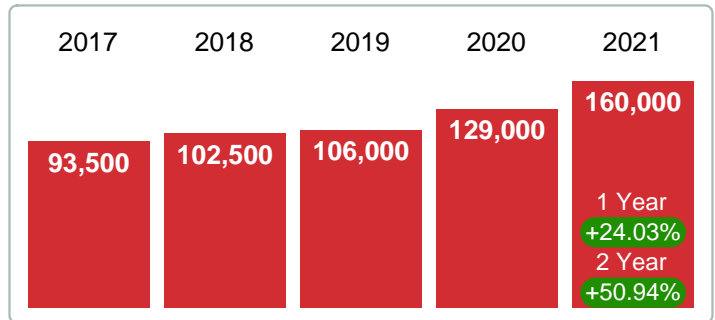
MEDIAN SOLD PRICE AT CLOSING

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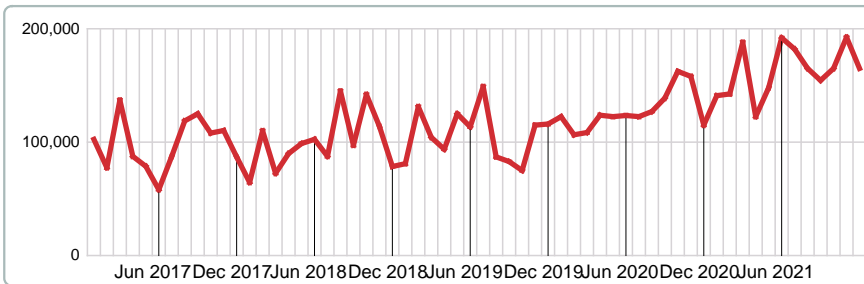
DECEMBER



YEAR TO DATE (YTD)

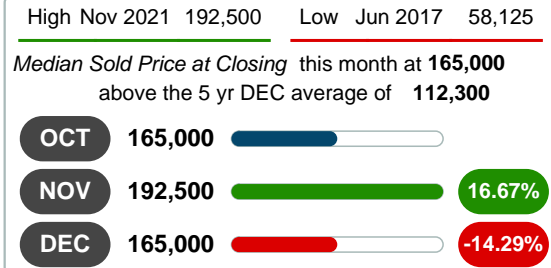


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 112,300



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	8.00%	35,000	35,000	0	0	0
\$50,001 - \$100,000	12.00%	70,000	64,250	70,000	0	0
\$100,001 - \$125,000	16.00%	110,000	104,000	125,000	0	0
\$125,001 - \$175,000	32.00%	165,700	137,500	172,250	0	0
\$175,001 - \$175,000	0.00%	165,700	0	0	0	0
\$175,001 - \$375,000	24.00%	192,000	375,000	192,000	185,000	0
\$375,001 and up	8.00%	579,750	0	579,750	0	0
Median Sold Price		165,000	110,000	180,000	185,000	0
Total Closed Units	100%	165,000	12	12	1	0
Total Closed Volume		4,587,400	1.47M	2.93M	185.00K	0.00B

December 2021



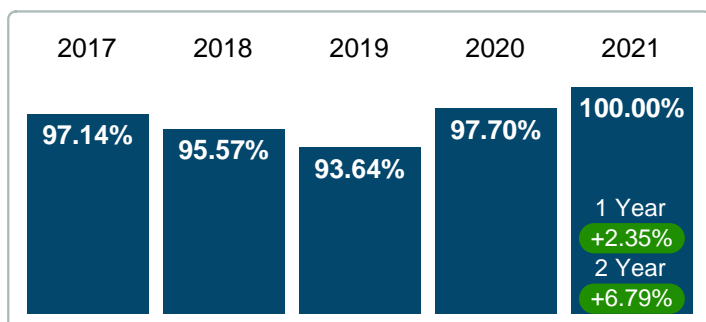
Area Delimited by County Of McIntosh - Residential Property Type



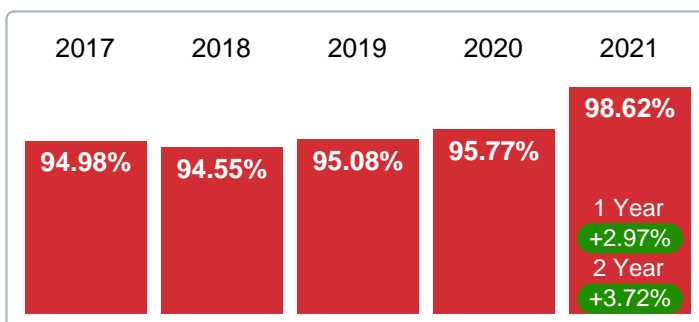
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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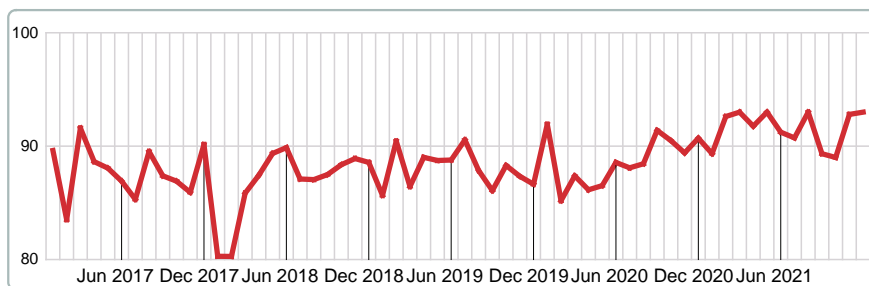
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

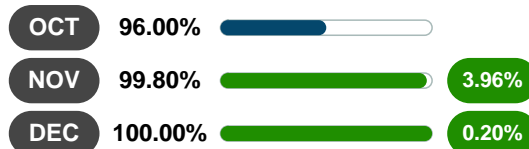


3 MONTHS

5 year DEC AVG = 96.81%

High Dec 2021 100.00% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr DEC average of **96.81%**



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
\$50,000 and less	2	8.00%	87.02%	87.02%	0.00%	0.00%	0.00%
\$50,001 - \$100,000	3	12.00%	91.60%	89.33%	100.00%	0.00%	0.00%
\$100,001 - \$125,000	4	16.00%	95.31%	90.63%	100.00%	0.00%	0.00%
\$125,001 - \$175,000	8	32.00%	100.00%	101.56%	98.53%	0.00%	0.00%
\$175,001 - \$175,000	0	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
\$175,001 - \$375,000	6	24.00%	98.77%	93.98%	100.00%	92.96%	0.00%
\$375,001 and up	2	8.00%	99.15%	0.00%	99.15%	0.00%	0.00%
Median Sold/List Ratio		100.00%		92.79%	100.00%	92.96%	0.00%
Total Closed Units		25	100%	12	12	1	
Total Closed Volume		4,587,400		1.47M	2.93M	185.00K	0.00B

December 2021



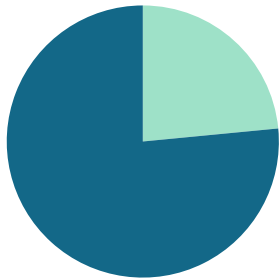
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Aug 10, 2023 for MLS Technology Inc.

INVENTORY

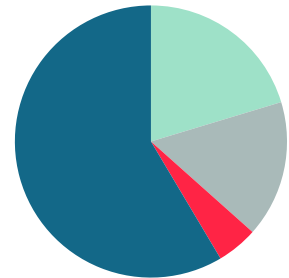


Inventory
 New Listings
23 = 23.47%
 Start Inventory
75
 Total Inventory Units
98
 Volume
\$29,393,355

Market Activity

Closed Sales
25 = 20.33%
 Pending Sales
20 = 16.26%
 Other Off Market
6 = 4.88%
 Active Inventory
72 = 58.54%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	15	25	66.67%	266	302	13.53%
Pending Sales	16	20	25.00%	295	310	5.08%
New Listings	12	23	91.67%	439	395	-10.02%
Median List Price	130,000	159,900	23.00%	134,950	166,500	23.38%
Median Sale Price	115,000	165,000	43.48%	129,000	160,000	24.03%
Median Percent of Selling Price to List Price	97.70%	100.00%	2.35%	95.77%	98.62%	2.97%
Median Days on Market to Sale	28.00	30.00	7.14%	49.50	20.50	-58.59%
Monthly Inventory	70	72	2.86%	70	72	2.86%
Months Supply of Inventory	3.16	2.86	-9.40%	3.16	2.86	-9.40%

Absorption: Last 12 months, an Average of **25** Sales/Month

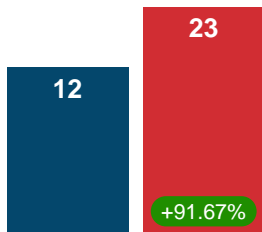
Inventory on December 31, 2021 = **72**

2020 **2021**

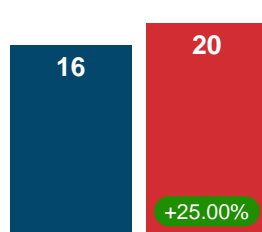
DECEMBER MARKET

MEDIAN PRICES

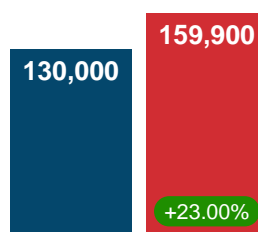
New Listings



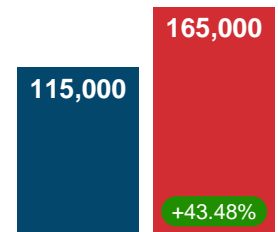
Pending Listings



List Price



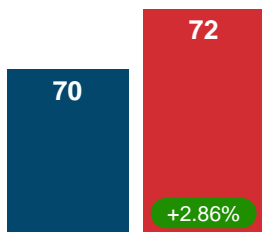
Sale Price



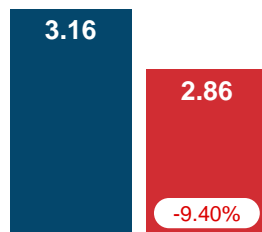
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

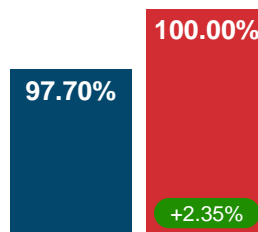
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

