

February 2021



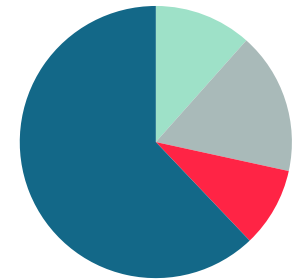
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2020	2021	+/-%
Closed Listings	17	11	-35.29%
Pending Listings	20	16	-20.00%
New Listings	51	19	-62.75%
Average List Price	108,871	150,527	38.26%
Average Sale Price	102,882	148,036	43.89%
Average Percent of Selling Price to List Price	90.98%	97.53%	7.20%
Average Days on Market to Sale	86.71	34.55	-60.16%
End of Month Inventory	156	59	-62.18%
Months Supply of Inventory	7.80	2.64	-66.13%



■ Closed (11.58%)
■ Pending (16.84%)
■ Other OffMarket (9.47%)
■ Active (62.11%)

Absorption: Last 12 months, an Average of **22** Sales/Month
Active Inventory as of February 28, 2021 = **59**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2021 decreased **62.18%** to 59 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 **2.64** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **43.89%** in February 2021 to \$148,036 versus the previous year at \$102,882.

Average Days on Market Shortens

The average number of **34.55** days that homes spent on the market before selling decreased by 52.16 days or **60.16%** in February 2021 compared to last year's same month at **86.71** DOM.

Sales Success for February 2021 is Positive

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

There were 19 New Listings in February 2021, down **62.75%** from last year at 51. Furthermore, there were 11 Closed Listings this month versus last year at 17, a **-35.29%** decrease.

Closed versus Listed trends yielded a **57.9%** ratio, up from previous year's, February 2020, at **33.3%**, a **73.68%** 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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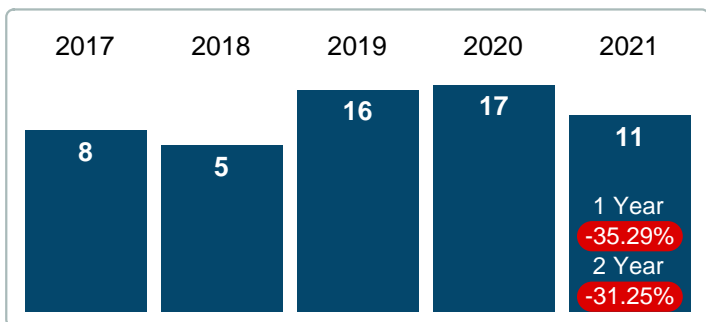
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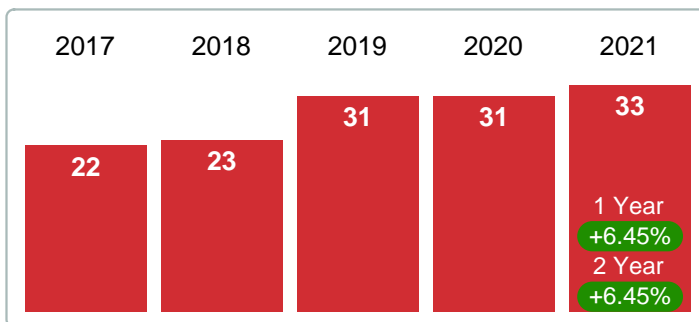
CLOSED LISTINGS

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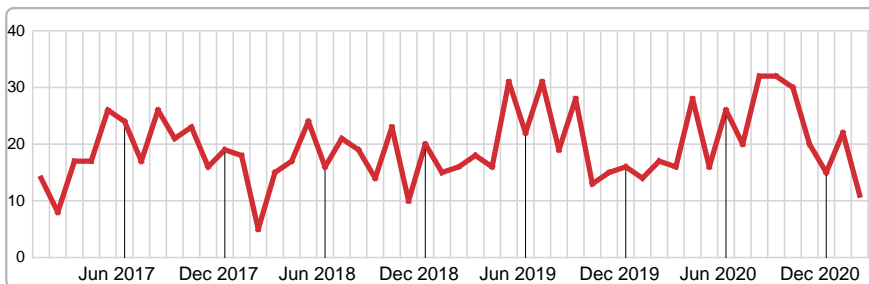
FEBRUARY



YEAR TO DATE (YTD)

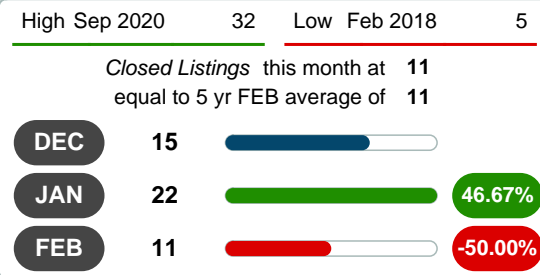


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 11



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$90,000 and less	2	18.18%	35.5	0	1	1	0
\$90,001 - \$130,000	0	0.00%	0.0	0	0	0	0
\$130,001 - \$130,000	0	0.00%	0.0	0	0	0	0
\$130,001 - \$150,000	4	36.36%	32.3	0	3	1	0
\$150,001 - \$170,000	2	18.18%	42.0	0	1	1	0
\$170,001 - \$190,000	2	18.18%	10.5	0	2	0	0
\$190,001 and up	1	9.09%	75.0	0	1	0	0
Total Closed Units	11			0	8	3	0
Total Closed Volume	1,628,400	100%	34.5	0.00B	1.25M	377.00K	0.00B
Average Closed Price	\$148,036			\$0	\$156,425	\$125,667	\$0

February 2021



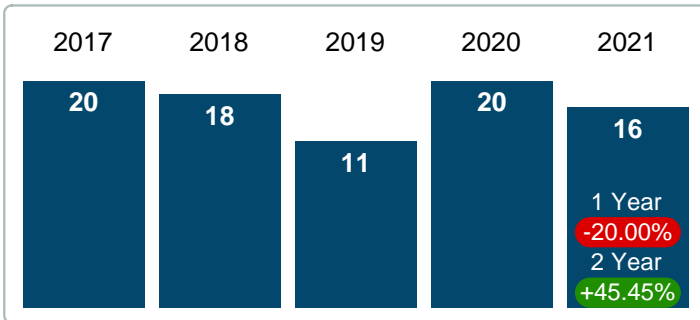
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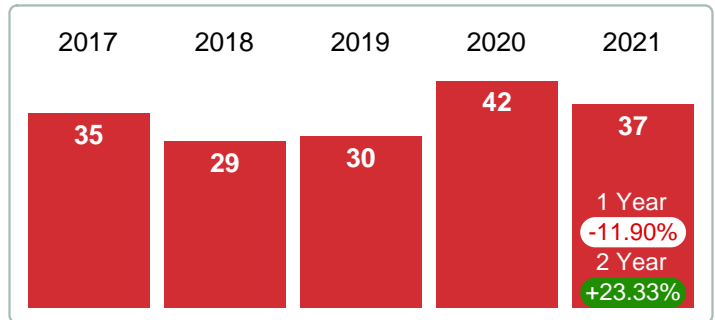
PENDING LISTINGS

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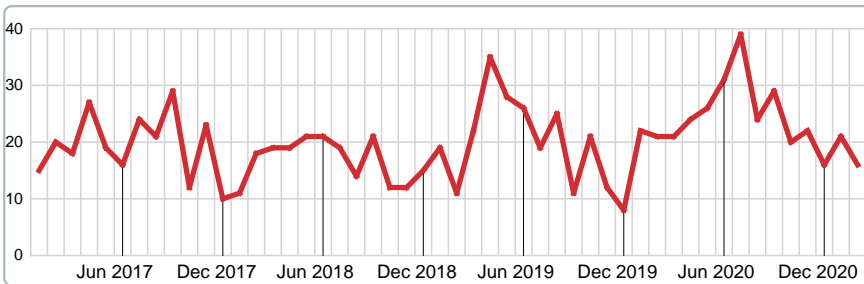
FEBRUARY



YEAR TO DATE (YTD)

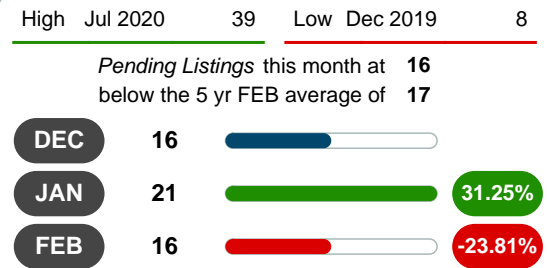


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 17



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	0.0	0	0	0	0
\$25,001 - \$75,000	2	12.50%	16.0	1	1	0	0
\$75,001 - \$125,000	5	31.25%	7.2	1	2	2	0
\$125,001 - \$350,000	3	18.75%	80.0	0	2	1	0
\$350,001 - \$425,000	2	12.50%	84.0	0	1	1	0
\$425,001 - \$775,000	2	12.50%	56.5	0	0	1	1
\$775,001 and up	2	12.50%	118.0	0	1	1	0
Total Pending Units	16			2	7	6	1
Total Pending Volume	4,814,250	100%	51.6	164.90K	1.70M	2.35M	599.90K
Average Listing Price	\$300,891			\$82,450	\$242,557	\$391,925	\$599,900

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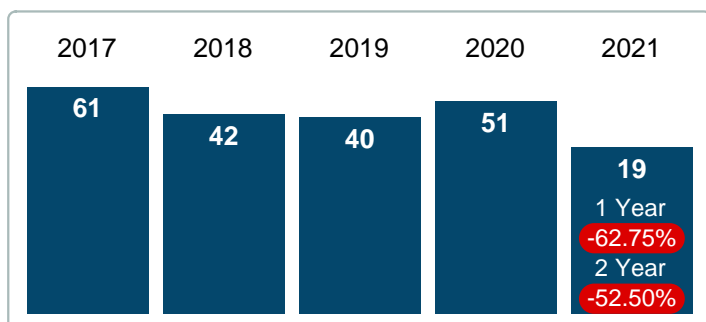
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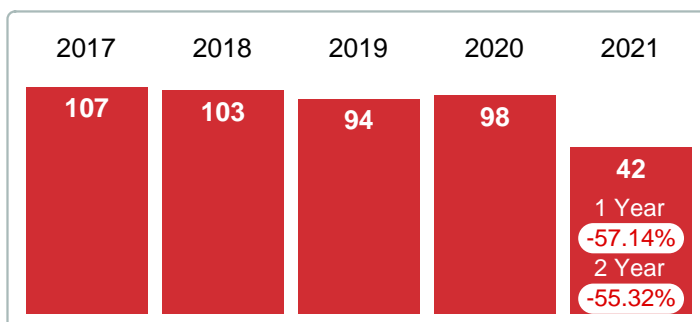
NEW LISTINGS

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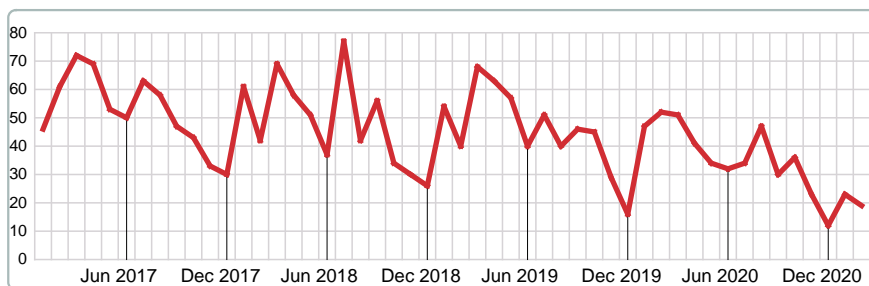
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

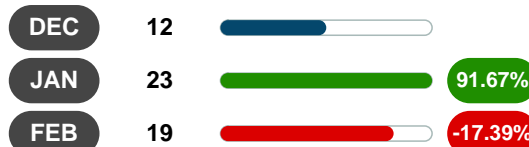


3 MONTHS

5 year FEB AVG = 43

High Jul 2018 77 Low Dec 2020 12

New Listings this month at 19
below the 5 yr FEB average of 43



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	3	15.79%	2	1	0	0
\$75,001 - \$150,000	6	31.58%	1	4	1	0
\$150,001 - \$200,000	1	5.26%	0	0	1	0
\$200,001 - \$450,000	4	21.05%	0	3	1	0
\$450,001 - \$750,000	4	21.05%	0	3	0	1
\$750,001 and up	1	5.26%	0	0	1	0
Total New Listed Units	19		3	11	4	1
Total New Listed Volume	5,459,700	100%	249.80K	3.35M	1.40M	456.00K
Average New Listed Listing Price	\$173,985		\$83,267	\$304,545	\$350,975	\$456,000

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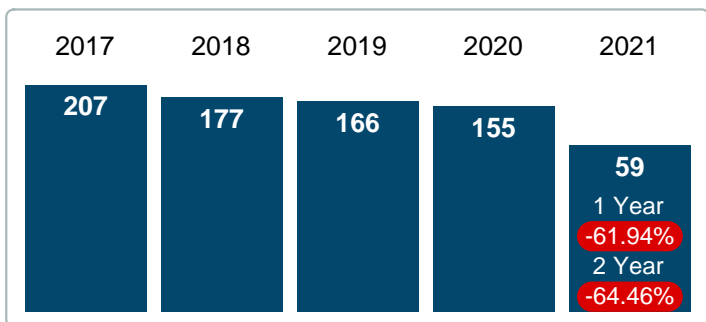
Area Delimited by County Of McIntosh - Residential Property Type



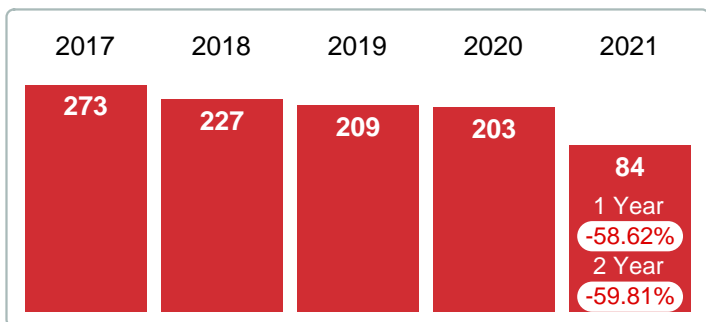
ACTIVE INVENTORY

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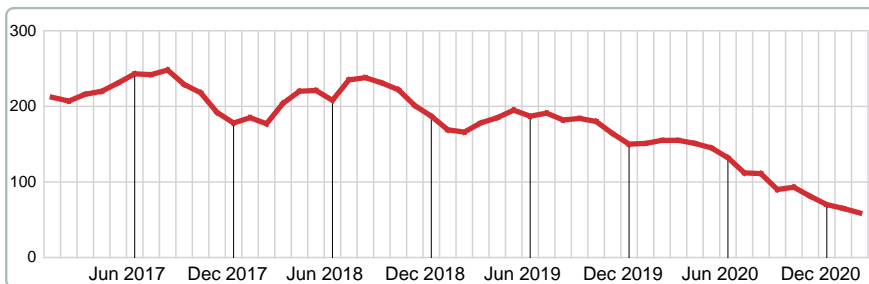
END OF FEBRUARY



ACTIVE DURING FEBRUARY

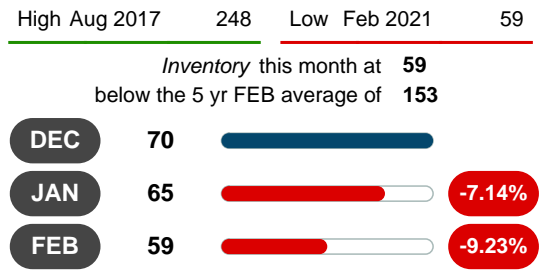


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 153



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	1	1.69%	149.0	1	0	0	0
\$25,001 - \$75,000	11	18.64%	107.5	7	4	0	0
\$75,001 - \$125,000	9	15.25%	90.3	2	6	1	0
\$125,001 - \$200,000	14	23.73%	114.1	3	8	3	0
\$200,001 - \$425,000	10	16.95%	93.9	1	5	4	0
\$425,001 - \$725,000	7	11.86%	85.7	0	3	3	1
\$725,001 and up	7	11.86%	78.3	0	3	3	1
Total Active Inventory by Units	59			14	29	14	2
Total Active Inventory by Volume	16,546,200	100%	98.8	1.25M	7.25M	5.69M	2.35M
Average Active Inventory Listing Price	\$280,444			\$89,514	\$250,062	\$406,443	\$1,175,500

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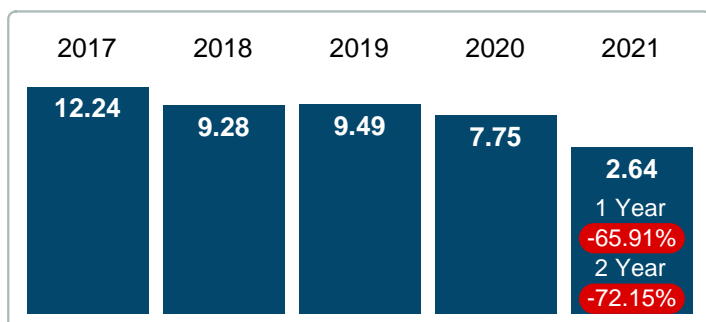
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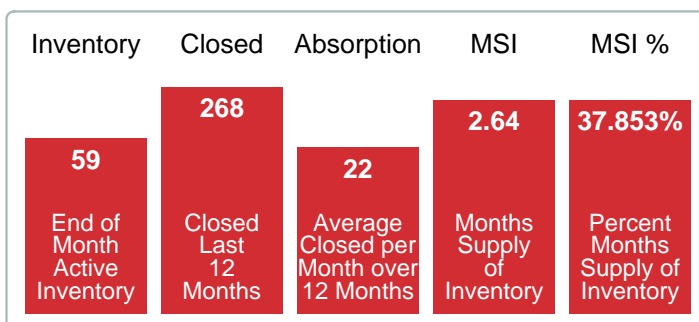
MONTHS SUPPLY of INVENTORY (MSI)

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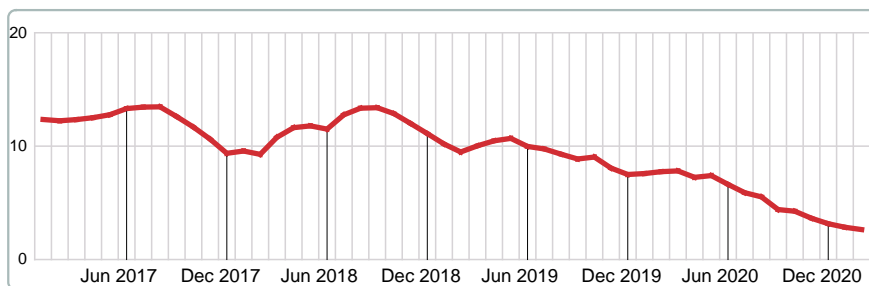
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2021

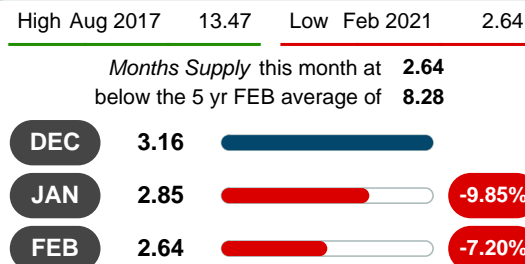


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 8.28



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
\$25,000 and less	1	1.69%	2.00	4.00	0.00	0.00	0.00
\$25,001 - \$75,000	11	18.64%	2.44	3.50	1.71	0.00	0.00
\$75,001 - \$125,000	9	15.25%	1.74	1.00	2.12	3.00	0.00
\$125,001 - \$200,000	14	23.73%	2.33	2.12	2.40	2.57	0.00
\$200,001 - \$425,000	10	16.95%	1.82	1.33	1.94	2.40	0.00
\$425,001 - \$725,000	7	11.86%	14.00	0.00	9.00	18.00	0.00
\$725,001 and up	7	11.86%	42.00	0.00	0.00	18.00	0.00
Market Supply of Inventory (MSI)			2.64	2.18	2.49	3.82	3.43
Total Active Inventory by Units		100%	2.64	14	29	14	2

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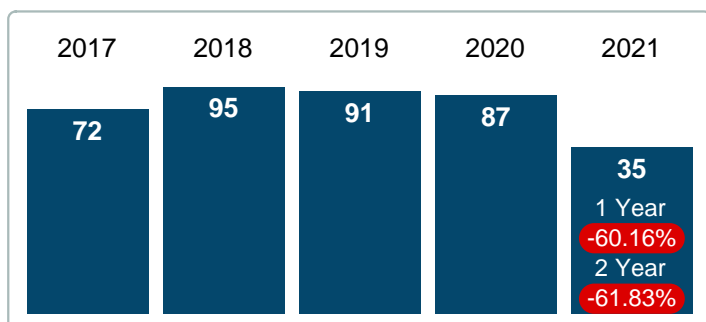
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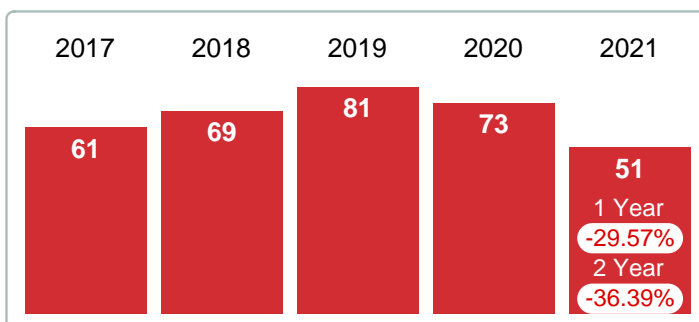
AVERAGE DAYS ON MARKET TO SALE

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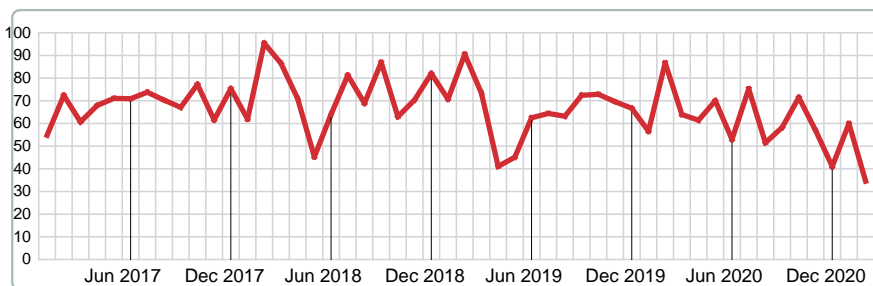
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

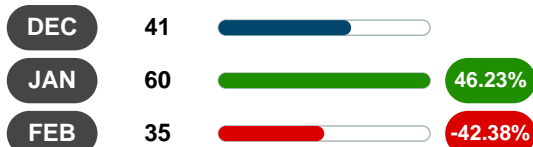


3 MONTHS

5 year FEB AVG = 76

High Feb 2018: 95 | Low Feb 2021: 35

Average Days on Market to Sale this month at 35 below the 5 yr FEB average of 76



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$90,000 and less	18.18%	36	0	70	1	0
\$90,001 - \$130,000	0.00%	0	0	0	0	0
\$130,001 - \$130,000	0.00%	0	0	0	0	0
\$130,001 - \$150,000	36.36%	32	0	40	10	0
\$150,001 - \$170,000	18.18%	42	0	5	79	0
\$170,001 - \$190,000	18.18%	11	0	11	0	0
\$190,001 and up	9.09%	75	0	75	0	0
Average Closed DOM		35				
Total Closed Units	100%	35		8	3	
Total Closed Volume		1,628,400	0.00B	1.25M	377.00K	0.00B

February 2021



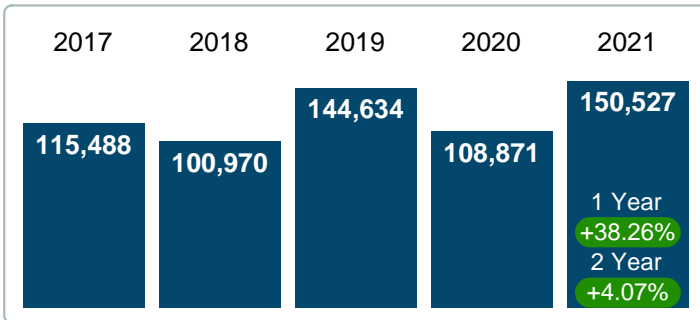
Area Delimited by County Of McIntosh - Residential Property Type



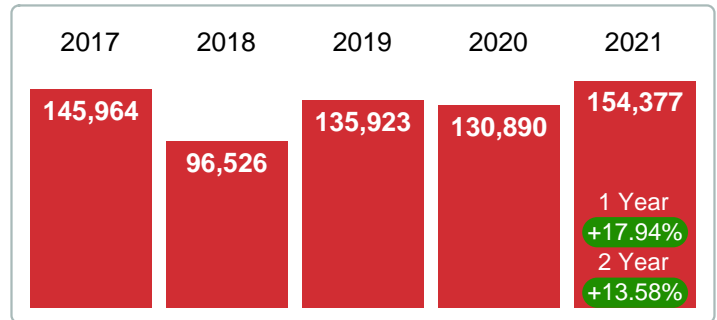
AVERAGE LIST PRICE AT CLOSING

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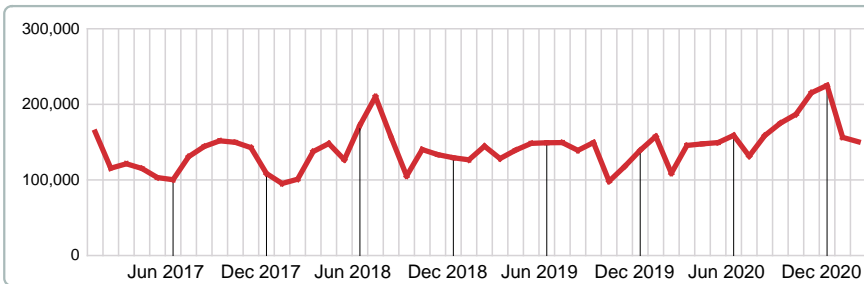
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

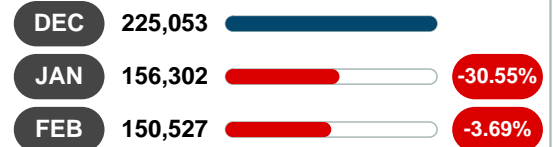


3 MONTHS

5 year FEB AVG = 124,098

High Dec 2020 225,053 Low Jan 2018 95,292

Average List Price at Closing this month at **150,527** above the 5 yr FEB average of **124,098**



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9.09%	46,500	0	46,500	0	0
\$75,001 - \$125,000	9.09%	90,000	0	0	90,000	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$150,000	36.36%	141,350	0	142,467	138,000	0
\$150,001 - \$175,000	18.18%	169,000	0	180,000	170,000	0
\$175,001 - \$175,000	0.00%	0	0	0	0	0
\$175,001 and up	27.27%	205,300	0	201,300	0	0
Average List Price		150,527	0	157,225	132,667	0
Total Closed Units	100%	150,527		8	3	
Total Closed Volume		1,655,800	0.00B	1.26M	398.00K	0.00B

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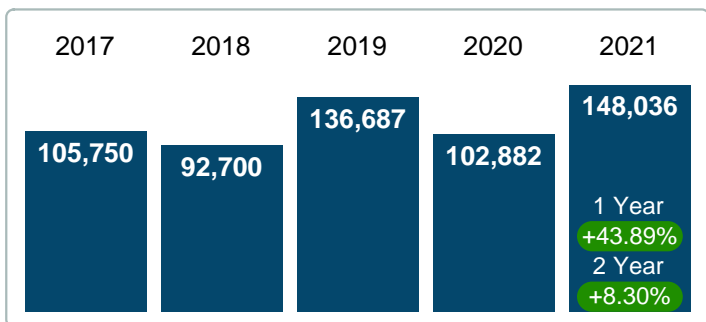
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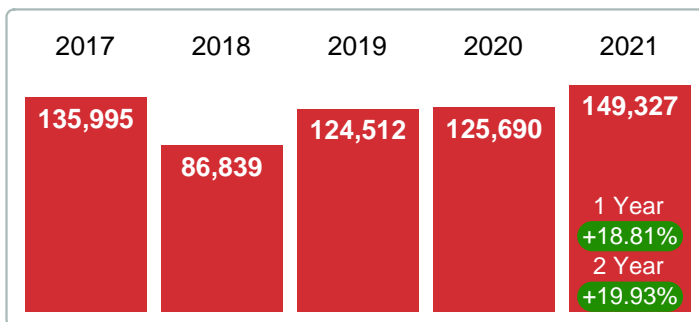
AVERAGE SOLD PRICE AT CLOSING

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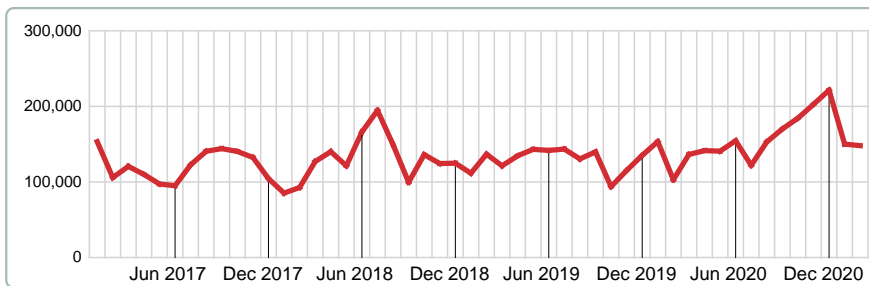
FEBRUARY



YEAR TO DATE (YTD)

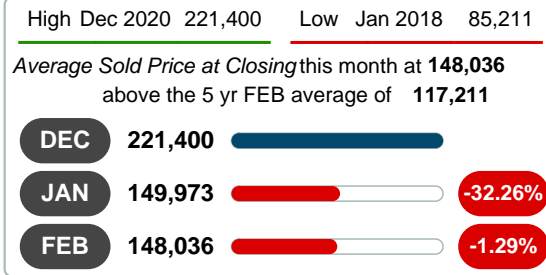


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 117,211



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$90,000 and less	18.18%	65,000	0	40,000	90,000	0
\$90,001 - \$130,000	0.00%	0	0	0	0	0
\$130,001 - \$130,000	0.00%	0	0	0	0	0
\$130,001 - \$150,000	36.36%	137,125	0	138,833	132,000	0
\$150,001 - \$170,000	18.18%	162,500	0	170,000	155,000	0
\$170,001 - \$190,000	18.18%	183,450	0	183,450	0	0
\$190,001 and up	9.09%	258,000	0	258,000	0	0
Average Sold Price		148,036	0	156,425	125,667	0
Total Closed Units	100%	148,036		8	3	
Total Closed Volume		1,628,400	0.00B	1.25M	377.00K	0.00B

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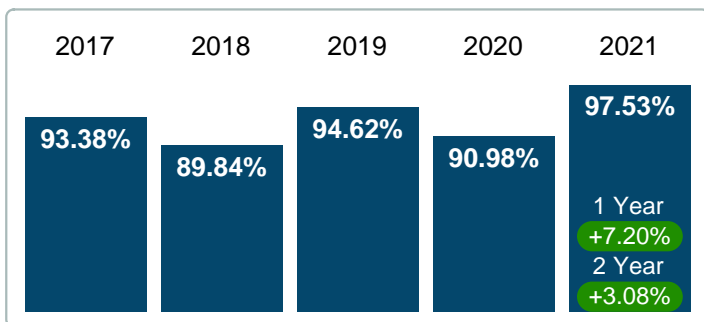
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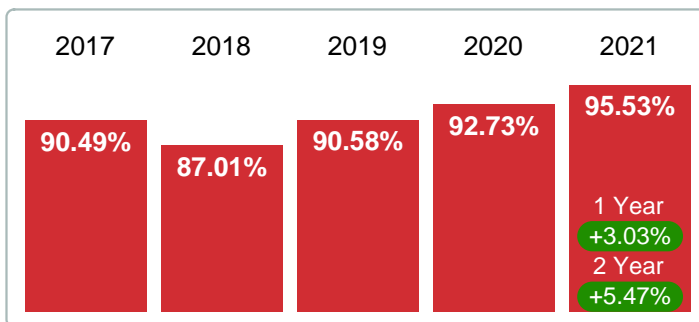
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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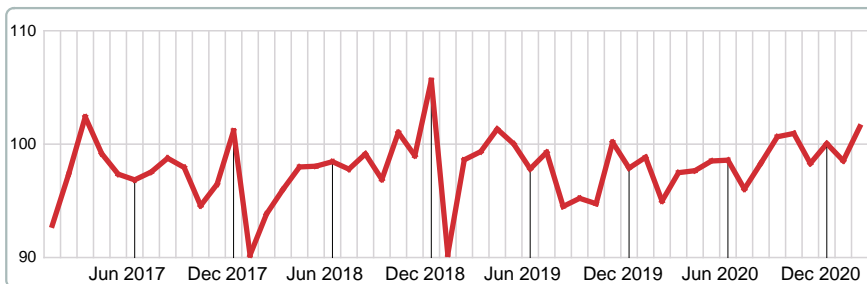
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

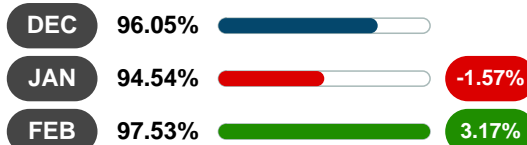


3 MONTHS

5 year FEB AVG = 93.27%

High Dec 2018 101.62% Low Jan 2018 86.22%

Average Sold/List Ratio this month at **97.53%**
above the 5 yr FEB average of **93.27%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$90,000 and less	2	18.18%	93.01%	0.00%	86.02%	100.00%	0.00%
\$90,001 - \$130,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$130,001 - \$130,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$130,001 - \$150,000	4	36.36%	97.12%	0.00%	97.61%	95.65%	0.00%
\$150,001 - \$170,000	2	18.18%	92.81%	0.00%	94.44%	91.18%	0.00%
\$170,001 - \$190,000	2	18.18%	106.55%	0.00%	106.55%	0.00%	0.00%
\$190,001 and up	1	9.09%	99.61%	0.00%	99.61%	0.00%	0.00%
Average Sold/List Ratio		97.50%		0.00%	98.25%	95.61%	0.00%
Total Closed Units		11	100%		8	3	
Total Closed Volume		1,628,400		0.00B	1.25M	377.00K	0.00B

February 2021



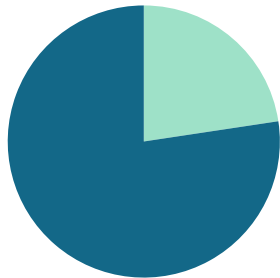
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

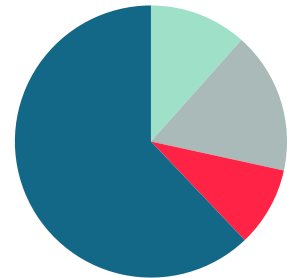


Inventory
 New Listings
19 = 22.62%
 Start Inventory
65
 Total Inventory Units
84
 Volume
\$23,669,250

Market Activity

Closed Sales
11 = 11.58%
 Pending Sales
16 = 16.84%
 Other Off Market
9 = 9.47%
 Active Inventory
59 = 62.11%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	17	11	-35.29%	31	33	6.45%
Pending Sales	20	16	-20.00%	42	37	-11.90%
New Listings	51	19	-62.75%	98	42	-57.14%
Average List Price	108,871	150,527	38.26%	130,890	154,377	17.94%
Average Sale Price	102,882	148,036	43.89%	125,690	149,327	18.81%
Average Percent of Selling Price to List Price	90.98%	97.53%	7.20%	92.73%	95.53%	3.03%
Average Days on Market to Sale	86.71	34.55	-60.16%	73.10	51.48	-29.57%
Monthly Inventory	156	59	-62.18%	156	59	-62.18%
Months Supply of Inventory	7.80	2.64	-66.13%	7.80	2.64	-66.13%

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

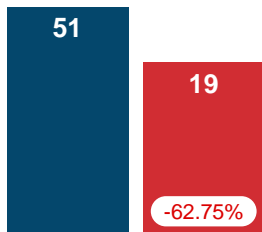
Inventory on February 28, 2021 = **59**

2020 **2021**

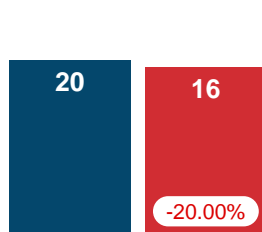
FEBRUARY MARKET

AVERAGE PRICES

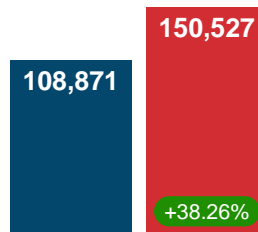
New Listings



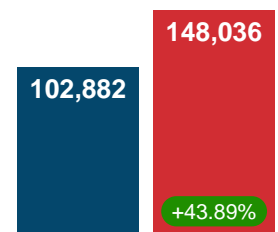
Pending Listings



List Price



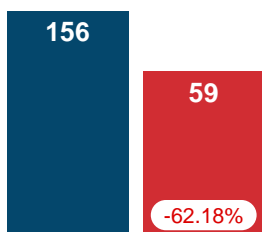
Sale Price



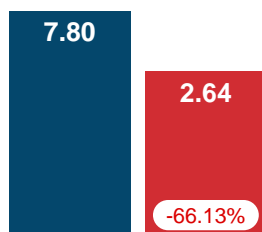
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

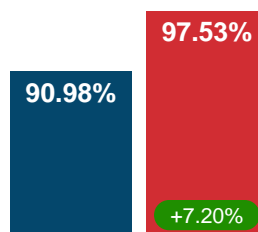
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

