

# February 2021



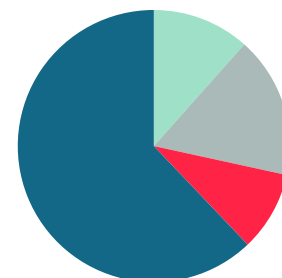
Area Delimited by County Of McIntosh - Residential Property Type



## 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%
Median List Price	119,000	149,900	25.97%
Median Sale Price	106,500	142,500	33.80%
Median Percent of Selling Price to List Price	92.19%	99.61%	8.06%
Median Days on Market to Sale	83.00	13.00	-84.34%
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.

#### 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 **33.80%** in February 2021 to \$142,500 versus the previous year at \$106,500.

#### Median Days on Market Shortens

The median number of **13.00** days that homes spent on the market before selling decreased by 70.00 days or **84.34%** in February 2021 compared to last year's same month at **83.00** DOM.

#### Sales Success for February 2021 is Positive

Overall, with Median 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.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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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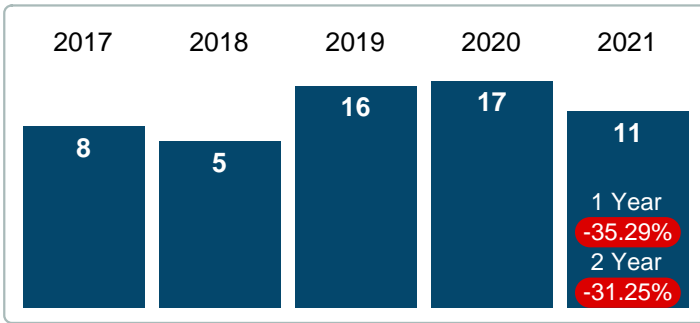
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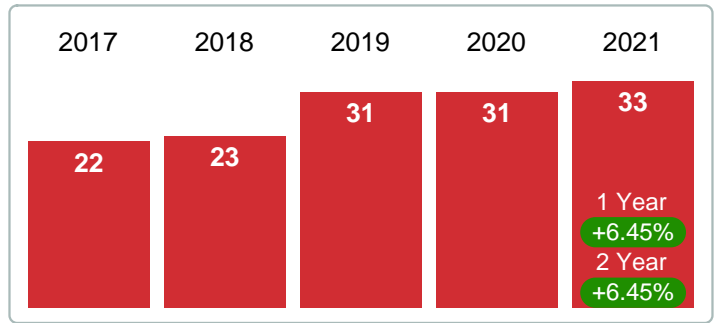
## CLOSED LISTINGS

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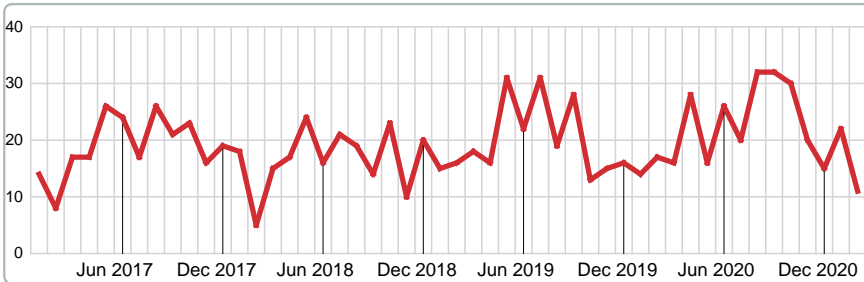
### FEBRUARY



### YEAR TO DATE (YTD)

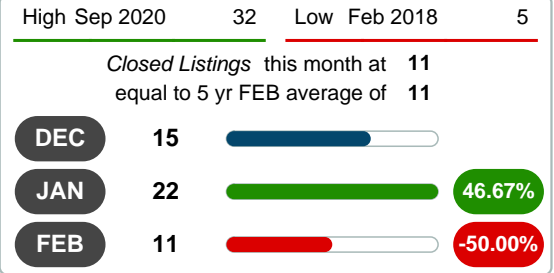


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 11



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	35.5	0	0	0	0
\$130,001 - \$130,000	0	0.00%	35.5	0	0	0	0
\$130,001 - \$150,000	4	36.36%	18.5	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
<b>Total Closed Units</b>	<b>11</b>			<b>0</b>	<b>8</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>1,628,400</b>	<b>100%</b>	<b>13.0</b>	<b>0.00B</b>	<b>1.25M</b>	<b>377.00K</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$142,500</b>			<b>\$0</b>	<b>\$156,250</b>	<b>\$132,000</b>	<b>\$0</b>

# February 2021



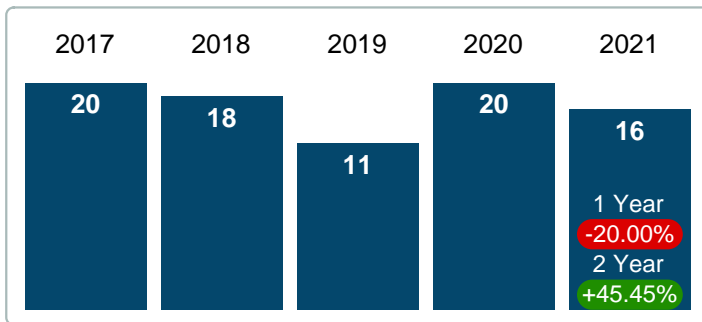
Area Delimited by County Of McIntosh - Residential Property Type



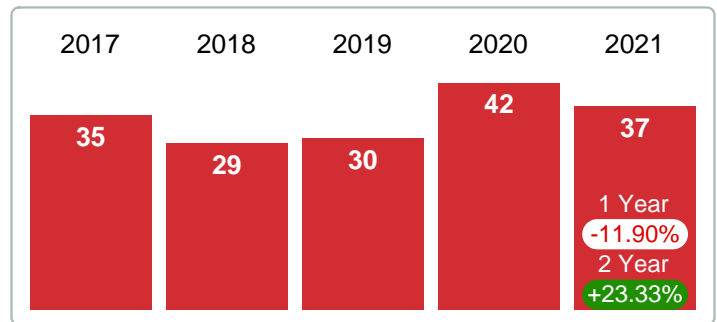
## PENDING LISTINGS

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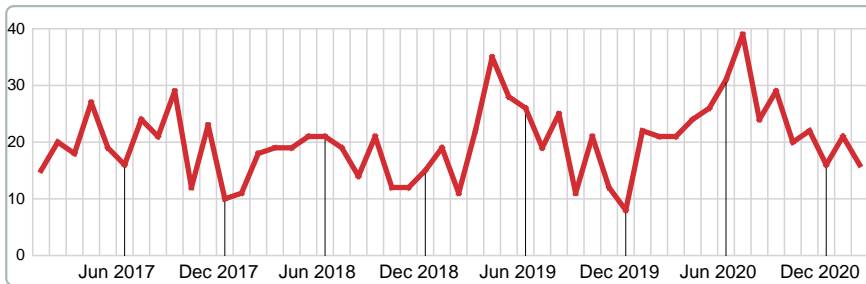
### FEBRUARY



### YEAR TO DATE (YTD)

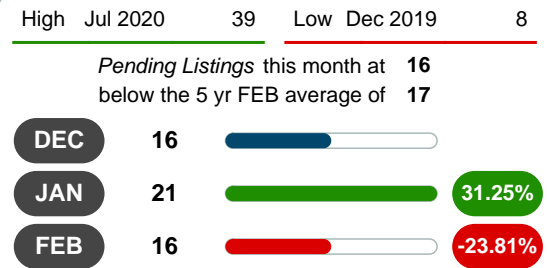


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 17



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	0	0.00%	75.0	0	0	0	0
\$30,001 - \$90,000	4	25.00%	8.5	1	2	1	0
\$90,001 - \$120,000	2	12.50%	12.0	0	1	1	0
\$120,001 - \$360,000	4	25.00%	54.5	1	2	1	0
\$360,001 - \$440,000	2	12.50%	84.0	0	1	1	0
\$440,001 - \$770,000	2	12.50%	56.5	0	0	1	1
\$770,001 and up	2	12.50%	118.0	0	1	1	0
<b>Total Pending Units</b>	<b>16</b>			<b>2</b>	<b>7</b>	<b>6</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>4,814,250</b>	<b>100%</b>	<b>15.0</b>	<b>164.90K</b>	<b>1.70M</b>	<b>2.35M</b>	<b>599.90K</b>
<b>Median Listing Price</b>	<b>\$139,500</b>			<b>\$82,450</b>	<b>\$129,000</b>	<b>\$357,450</b>	<b>\$599,900</b>

# February 2021



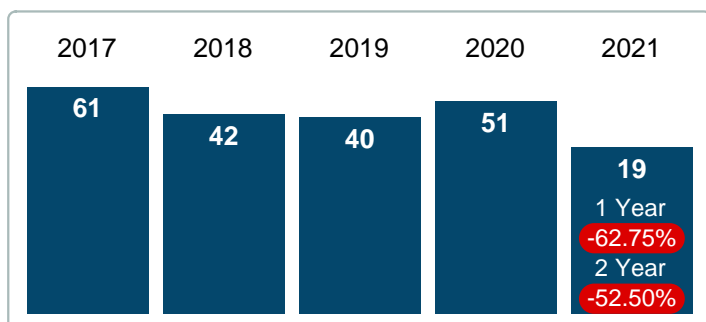
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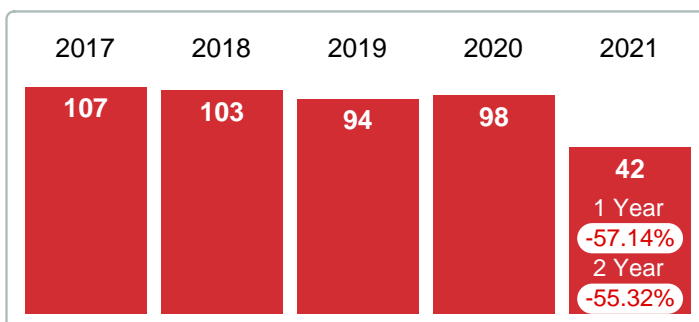
## NEW LISTINGS

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

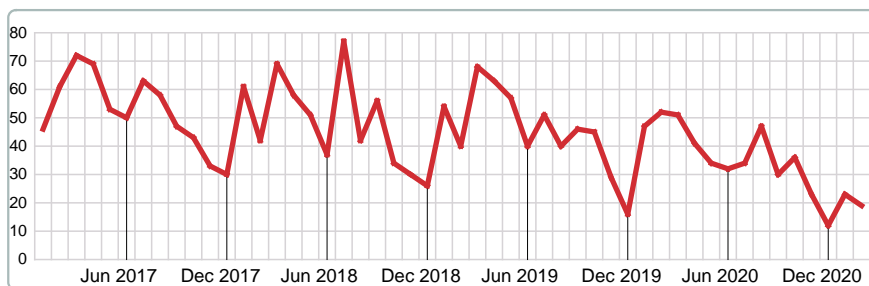
### FEBRUARY



### 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
<b>Total New Listed Units</b>	<b>19</b>		<b>3</b>	<b>11</b>	<b>4</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>5,459,700</b>	<b>100%</b>	<b>249.80K</b>	<b>3.35M</b>	<b>1.40M</b>	<b>456.00K</b>
<b>Median New Listed Listing Price</b>	<b>\$184,000</b>		<b>\$59,900</b>	<b>\$205,000</b>	<b>\$196,950</b>	<b>\$456,000</b>

# February 2021



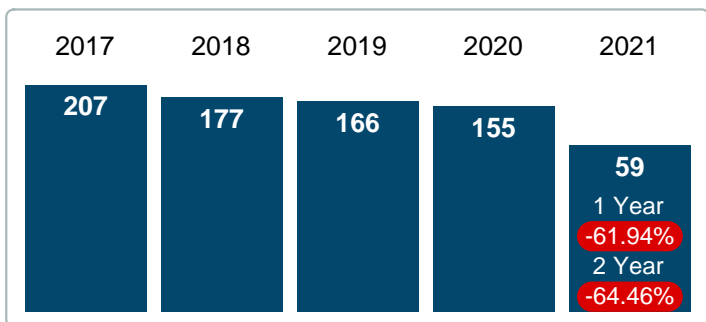
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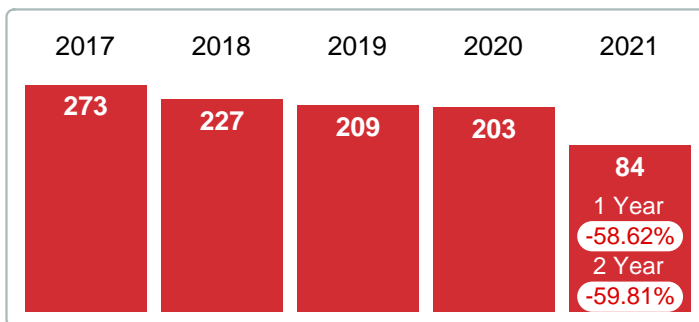
## ACTIVE INVENTORY

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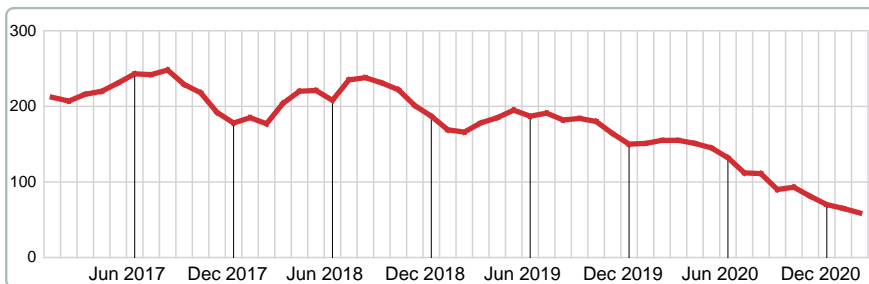
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

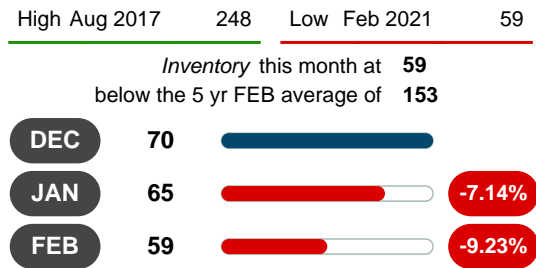


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 153



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	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%	76.0	7	4	0	0
\$75,001 - \$125,000	9	15.25%	74.0	2	6	1	0
\$125,001 - \$200,000	14	23.73%	112.0	3	8	3	0
\$200,001 - \$425,000	10	16.95%	124.0	1	5	4	0
\$425,001 - \$725,000	7	11.86%	57.0	0	3	3	1
\$725,001 and up	7	11.86%	94.0	0	3	3	1
<b>Total Active Inventory by Units</b>	<b>59</b>			<b>14</b>	<b>29</b>	<b>14</b>	<b>2</b>
<b>Total Active Inventory by Volume</b>	<b>16,546,200</b>	<b>100%</b>	<b>97.0</b>	<b>1.25M</b>	<b>7.25M</b>	<b>5.69M</b>	<b>2.35M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$165,000</b>			<b>\$72,450</b>	<b>\$163,900</b>	<b>\$327,000</b>	<b>\$1,175,500</b>

# February 2021



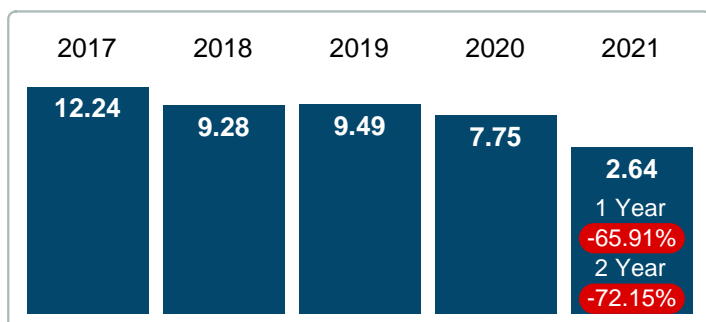
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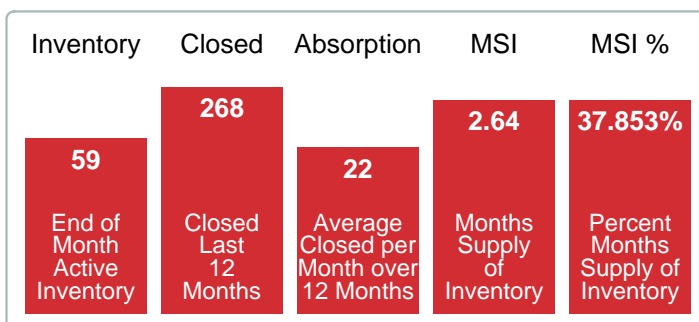
## MONTHS SUPPLY of INVENTORY (MSI)

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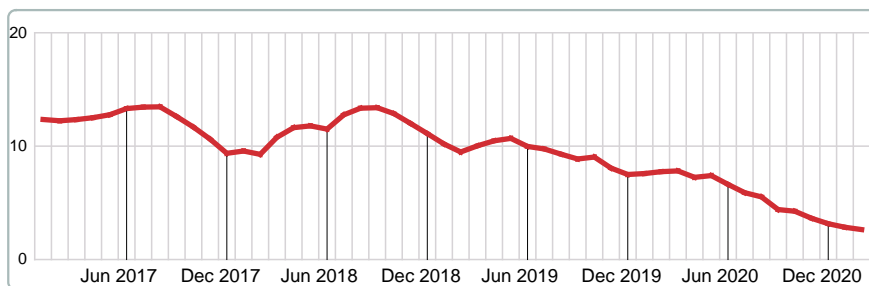
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2021



### 5 YEAR MARKET ACTIVITY TRENDS

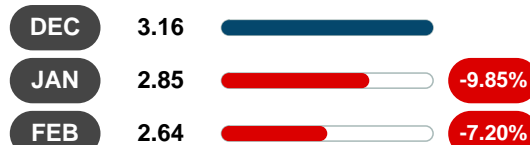


### 3 MONTHS

5 year FEB AVG = 8.28

High Aug 2017 13.47 Low Feb 2021 2.64

Months Supply this month at 2.64 below the 5 yr FEB average of 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

# February 2021



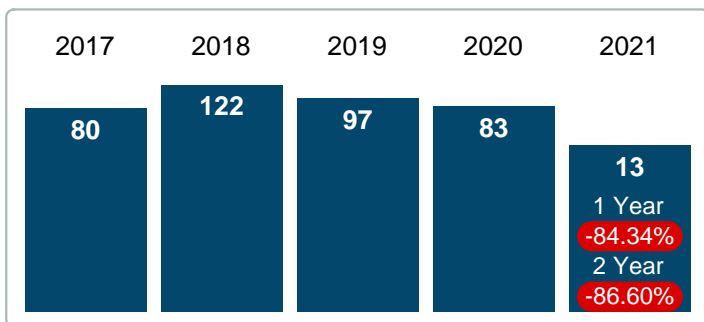
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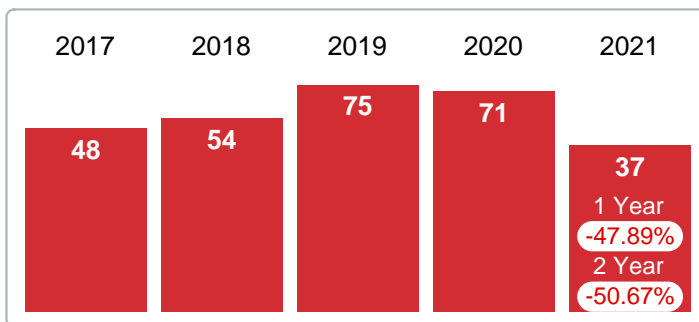
## MEDIAN DAYS ON MARKET TO SALE

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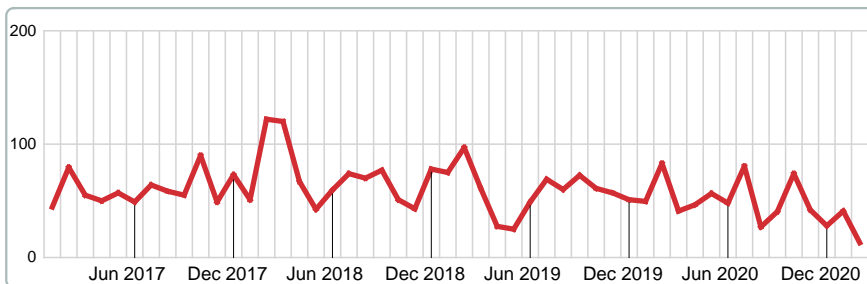
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

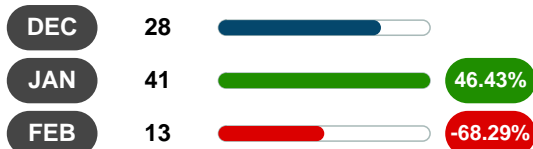


### 3 MONTHS

5 year FEB AVG = 79

High Feb 2018: 122 | Low Feb 2021: 13

Median Days on Market to Sale this month at 13  
below the 5 yr FEB average of 79



### 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
\$90,000 and less	2	18.18%	36	0	70	1	0
\$90,001 - \$130,000	0	0.00%	36	0	0	0	0
\$130,001 - \$130,000	0	0.00%	36	0	0	0	0
\$130,001 - \$150,000	4	36.36%	19	0	27	10	0
\$150,001 - \$170,000	2	18.18%	42	0	5	79	0
\$170,001 - \$190,000	2	18.18%	11	0	11	0	0
\$190,001 and up	1	9.09%	75	0	75	0	0
Median Closed DOM			13	0	20	10	0
Total Closed Units		100%	13.0		8	3	
Total Closed Volume			1,628,400	0.00B	1.25M	377.00K	0.00B

# February 2021



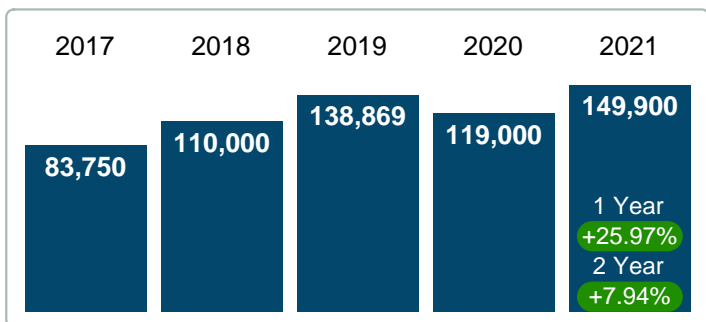
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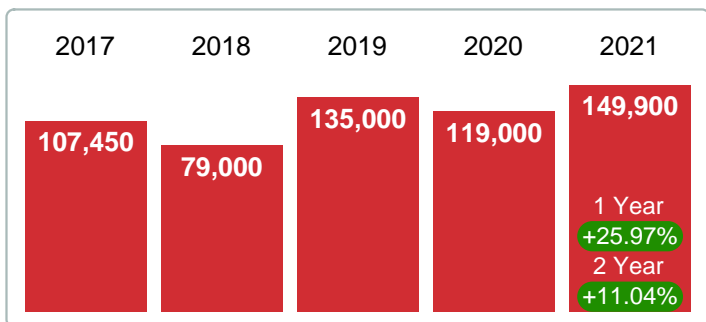
## MEDIAN LIST PRICE AT CLOSING

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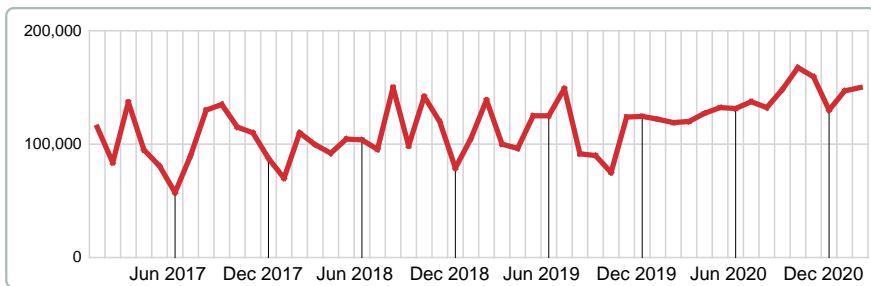
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

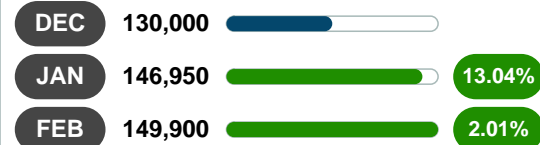


### 3 MONTHS

5 year FEB AVG = 120,304

High Oct 2020 167,500 Low Jun 2017 57,300

Median List Price at Closing this month at **149,900**  
above the 5 yr FEB average of **120,304**



### 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
\$90,000 and less	18.18%	68,250	0	46,500	90,000	0
\$90,001 - \$130,000	0.00%	68,250	0	0	0	0
\$130,001 - \$130,000	0.00%	68,250	0	0	0	0
\$130,001 - \$150,000	36.36%	140,250	0	142,500	138,000	0
\$150,001 - \$170,000	18.18%	169,000	0	168,000	170,000	0
\$170,001 - \$190,000	18.18%	178,450	0	178,450	0	0
\$190,001 and up	9.09%	259,000	0	259,000	0	0
<b>Median List Price</b>		<b>149,900</b>	<b>0</b>	<b>158,950</b>	<b>138,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>11</b>		<b>8</b>	<b>3</b>	
<b>Total Closed Volume</b>		<b>1,655,800</b>	<b>0.00B</b>	<b>1.26M</b>	<b>398.00K</b>	<b>0.00B</b>



# February 2021



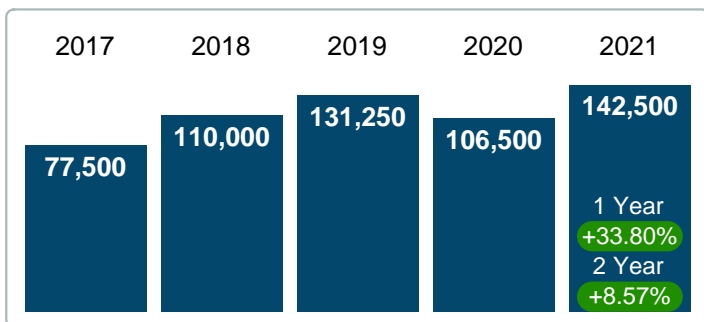
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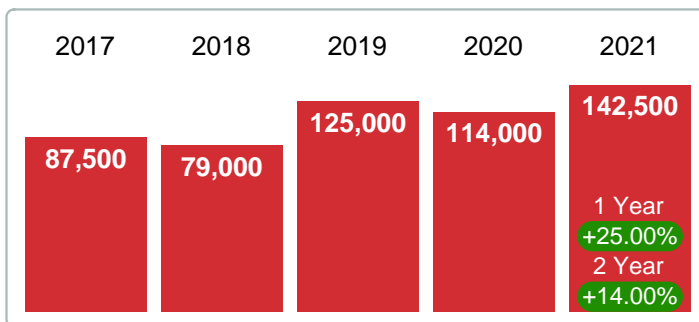
## MEDIAN SOLD PRICE AT CLOSING

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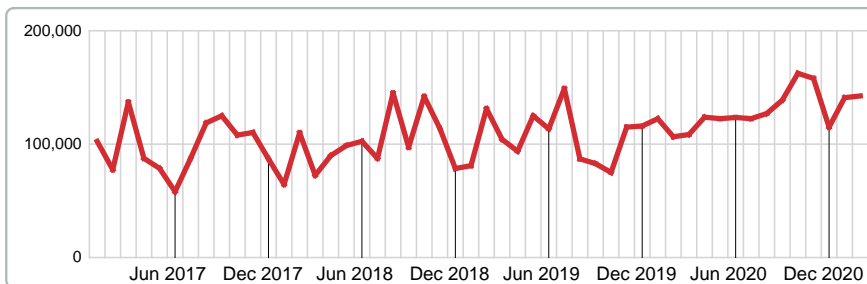
### FEBRUARY



### YEAR TO DATE (YTD)

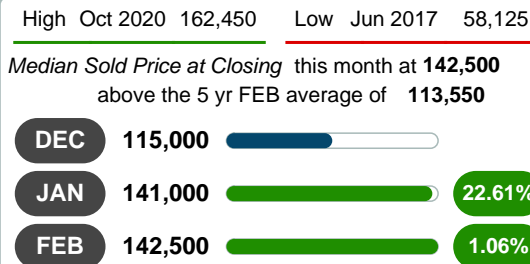


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 113,550



### 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
\$90,000 and less	18.18%	65,000	0	40,000	90,000	0
\$90,001 - \$130,000	0.00%	65,000	0	0	0	0
\$130,001 - \$130,000	0.00%	65,000	0	0	0	0
\$130,001 - \$150,000	36.36%	137,000	0	137,500	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
<b>Median Sold Price</b>		<b>142,500</b>	<b>0</b>	<b>156,250</b>	<b>132,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>11</b>		<b>8</b>	<b>3</b>	
<b>Total Closed Volume</b>		<b>1,628,400</b>	<b>0.00B</b>	<b>1.25M</b>	<b>377.00K</b>	<b>0.00B</b>

# February 2021



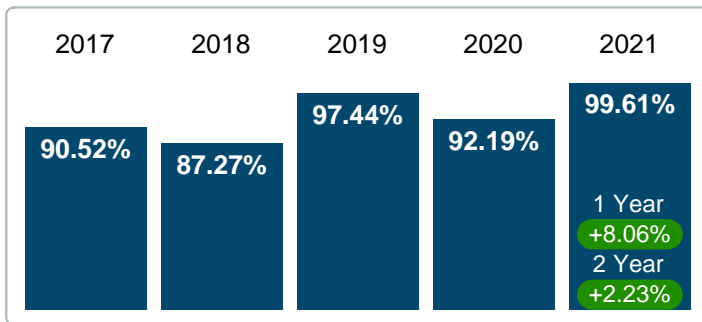
Area Delimited by County Of McIntosh - Residential Property Type



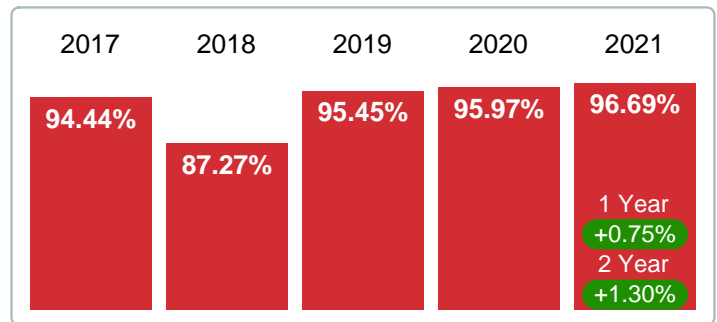
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

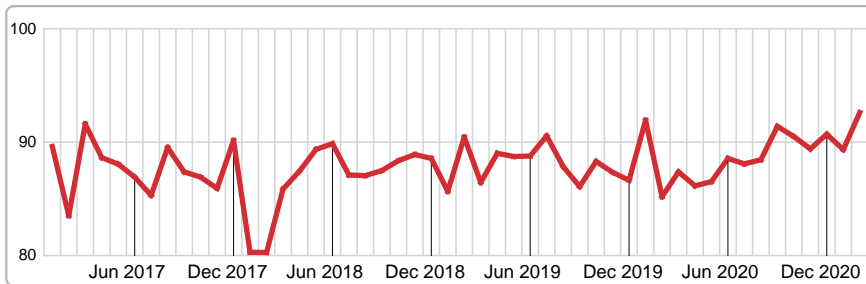
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

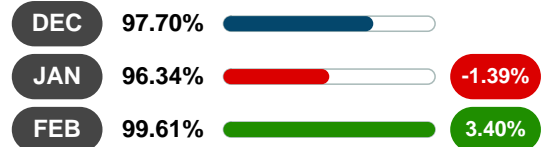


### 3 MONTHS

5 year FEB AVG = 93.41%

High Feb 2021 99.61% Low Feb 2018 87.27%

Median Sold/List Ratio this month at 99.61%  
above the 5 yr FEB average of 93.41%



### 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
\$90,000 and less	2	18.18%	93.01%	0.00%	86.02%	100.00%	0.00%
\$90,001 - \$130,000	0	0.00%	93.01%	0.00%	0.00%	0.00%	0.00%
\$130,001 - \$130,000	0	0.00%	93.01%	0.00%	0.00%	0.00%	0.00%
\$130,001 - \$150,000	4	36.36%	97.83%	0.00%	100.00%	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%
Median Sold/List Ratio		99.61%		0.00%	99.81%	95.65%	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



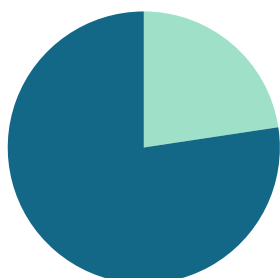
Area Delimited by County Of McIntosh - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

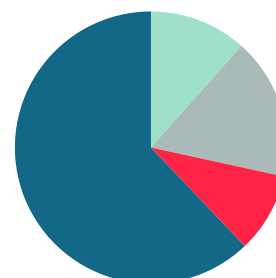


**Inventory**  
 New Listings  
**19 = 22.62%**  
 Start Inventory  
**65**  
 Total Inventory Units  
**84**  
 Volume  
**\$23,669,250**

### 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%
Median List Price	119,000	149,900	25.97%	119,000	149,900	25.97%
Median Sale Price	106,500	142,500	33.80%	114,000	142,500	25.00%
Median Percent of Selling Price to List Price	92.19%	99.61%	8.06%	95.97%	96.69%	0.75%
Median Days on Market to Sale	83.00	13.00	-84.34%	71.00	37.00	-47.89%
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

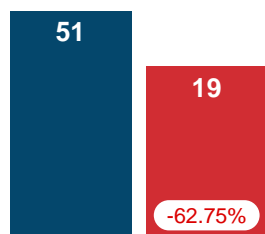
**Inventory** on February 28, 2021 = **59**

**2020** **2021**

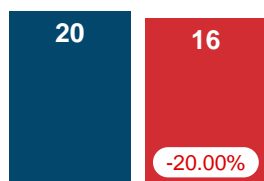
### FEBRUARY MARKET

### MEDIAN PRICES

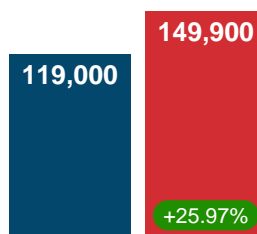
#### New Listings



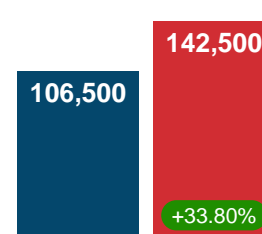
#### Pending Listings



#### List Price



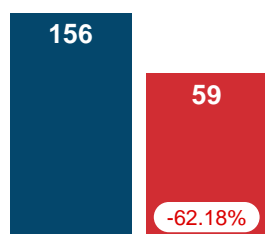
#### Sale Price



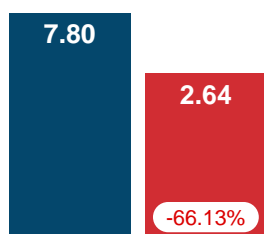
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

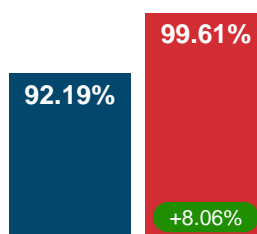
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

