

January 2021



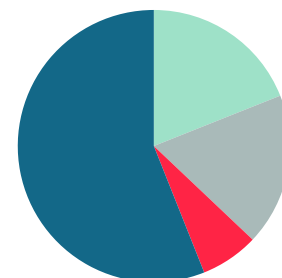
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	January 2021	+/-%
Closed Listings	14	22	57.14%
Pending Listings	22	21	-4.55%
New Listings	47	23	-51.06%
Median List Price	122,000	146,950	20.45%
Median Sale Price	122,450	141,000	15.15%
Median Percent of Selling Price to List Price	98.92%	96.34%	-2.61%
Median Days on Market to Sale	49.50	41.00	-17.17%
End of Month Inventory	151	65	-56.95%
Months Supply of Inventory	7.58	2.85	-62.45%



■ Closed (18.97%)
■ Pending (18.10%)
■ Other OffMarket (6.90%)
■ Active (56.03%)

Absorption: Last 12 months, an Average of **23** Sales/Month
Active Inventory as of January 31, 2021 = **65**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of January 2021 decreased **56.95%** to 65 existing homes available for sale. Over the last 12 months this area has had an average of 23 closed sales per month. This represents an unsold inventory index of **2.85** 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 **15.15%** in January 2021 to \$141,000 versus the previous year at \$122,450.

Median Days on Market Shortens

The median number of **41.00** days that homes spent on the market before selling decreased by 8.50 days or **17.17%** in January 2021 compared to last year's same month at **49.50** DOM.

Sales Success for January 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 23 New Listings in January 2021, down **51.06%** from last year at 47. Furthermore, there were 22 Closed Listings this month versus last year at 14, a **57.14%** increase.

Closed versus Listed trends yielded a **95.7%** ratio, up from previous year's, January 2020, at **29.8%**, a **221.12%** 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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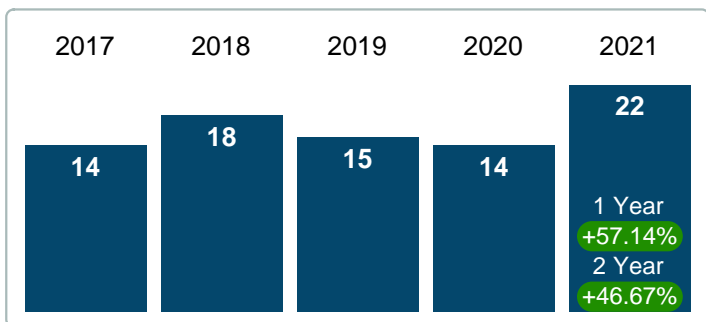
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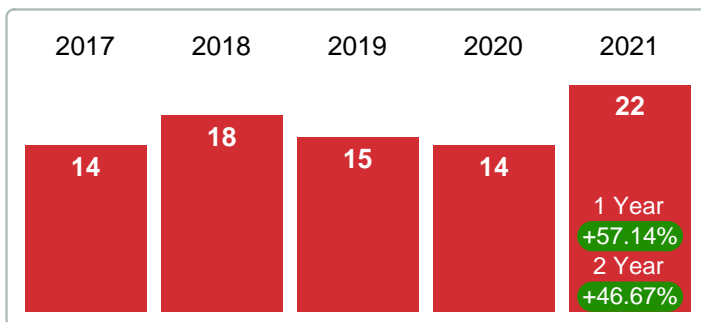
CLOSED LISTINGS

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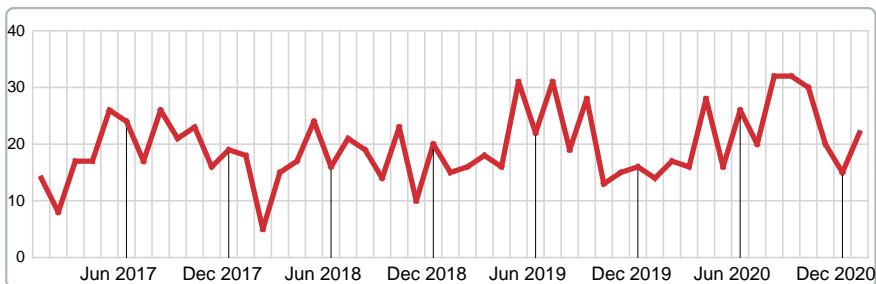
JANUARY



YEAR TO DATE (YTD)

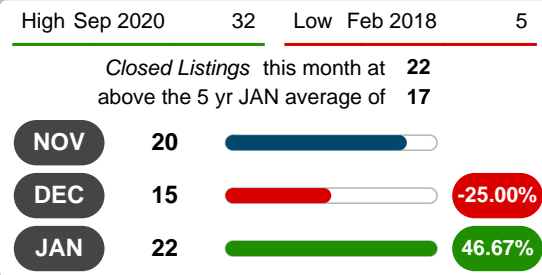


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 17



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	13.64%	66.0	3	0	0	0
\$50,001 - \$70,000	1	4.55%	1.0	0	1	0	0
\$70,001 - \$110,000	4	18.18%	67.5	0	4	0	0
\$110,001 - \$160,000	6	27.27%	80.5	1	4	1	0
\$160,001 - \$230,000	3	13.64%	1.0	0	2	1	0
\$230,001 - \$250,000	3	13.64%	39.0	0	1	2	0
\$250,001 and up	2	9.09%	17.0	0	1	1	0
Total Closed Units	22			4	13	5	0
Total Closed Volume	3,299,400	100%	41.0	216.50K	1.90M	1.18M	0.00B
Median Closed Price	\$141,000			\$35,750	\$125,000	\$232,000	\$0

January 2021



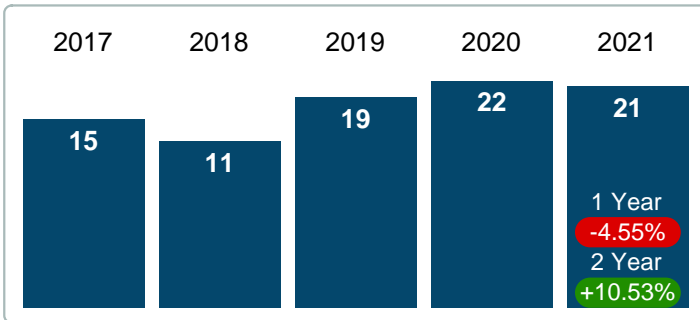
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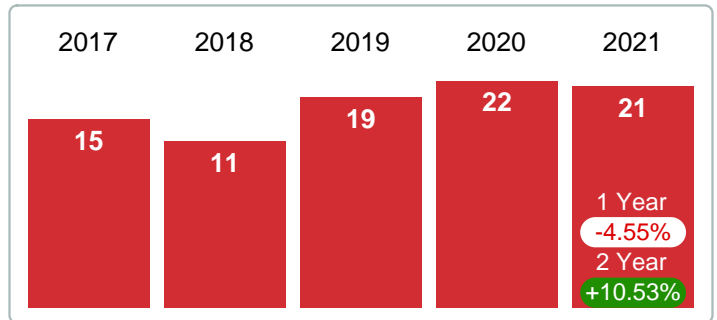
PENDING LISTINGS

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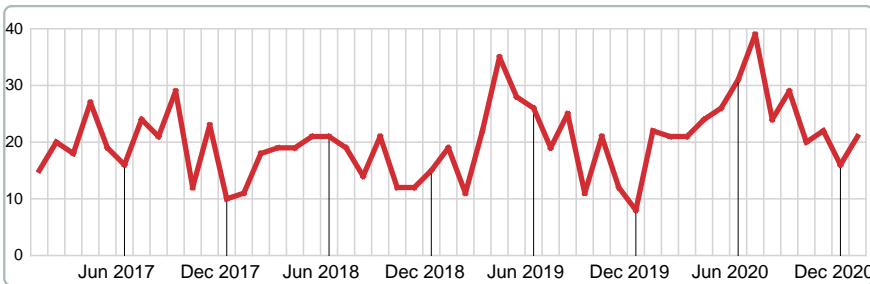
JANUARY



YEAR TO DATE (YTD)

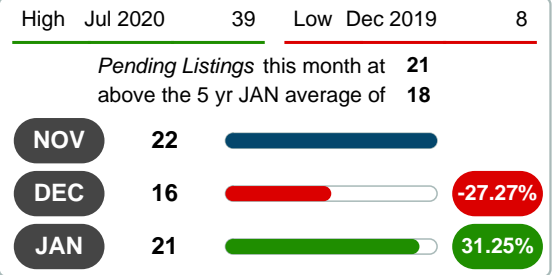


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 18



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	17.0	0	0	0	0
\$25,001 - \$50,000	3	14.29%	26.0	1	2	0	0
\$50,001 - \$125,000	4	19.05%	4.0	1	3	0	0
\$125,001 - \$175,000	4	19.05%	43.0	0	3	1	0
\$175,001 - \$225,000	4	19.05%	29.0	0	4	0	0
\$225,001 - \$375,000	3	14.29%	127.0	0	2	1	0
\$375,001 and up	3	14.29%	171.0	0	0	1	2
Total Pending Units	21			2	14	3	2
Total Pending Volume	4,216,700	100%	39.0	92.00K	2.03M	1.10M	989.90K
Median Listing Price	\$175,000			\$46,000	\$162,450	\$335,000	\$494,950

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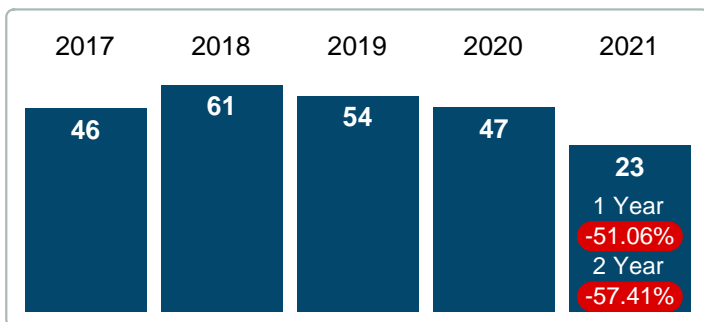
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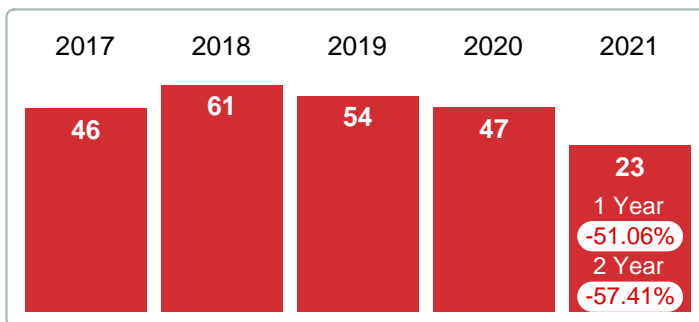
NEW LISTINGS

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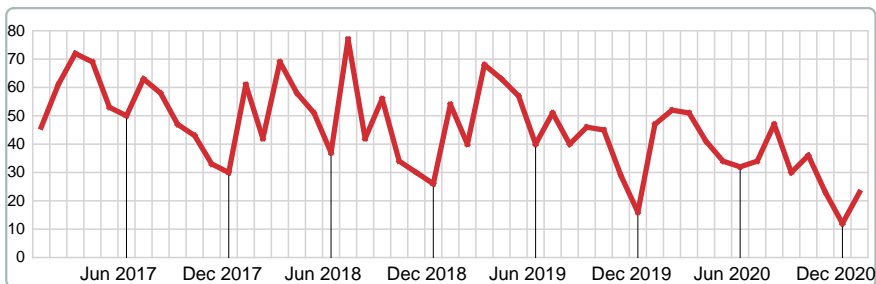
JANUARY



YEAR TO DATE (YTD)

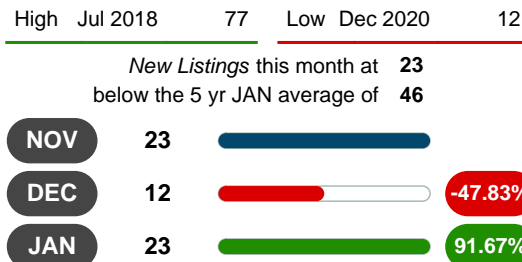


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 46



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	2	8.70%	2	0	0	0
\$50,001 - \$70,000	3	13.04%	2	1	0	0
\$70,001 - \$90,000	4	17.39%	0	4	0	0
\$90,001 - \$140,000	5	21.74%	2	1	2	0
\$140,001 - \$180,000	3	13.04%	1	2	0	0
\$180,001 - \$440,000	3	13.04%	0	3	0	0
\$440,001 and up	3	13.04%	0	0	3	0
Total New Listed Units	23		7	11	5	0
Total New Listed Volume	3,656,800	100%	580.00K	1.49M	1.59M	0.00B
Median New Listed Listing Price	\$125,000		\$59,000	\$130,000	\$449,900	\$0

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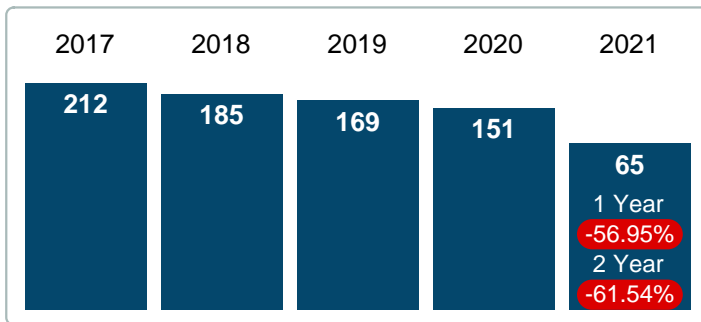
Area Delimited by County Of McIntosh - Residential Property Type



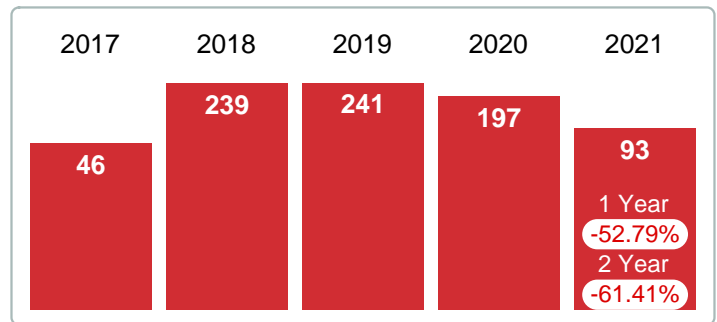
ACTIVE INVENTORY

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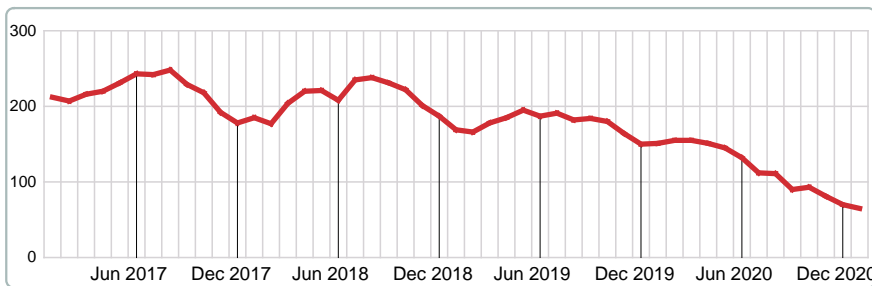
END OF JANUARY



ACTIVE DURING JANUARY

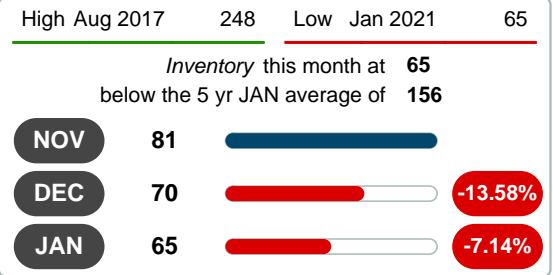


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 156



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	1.54%	121.0	1	0	0	0
\$25,001 - \$75,000	12	18.46%	81.0	7	5	0	0
\$75,001 - \$125,000	11	16.92%	46.0	3	6	2	0
\$125,001 - \$225,000	16	24.62%	101.0	3	11	2	0
\$225,001 - \$425,000	10	15.38%	113.0	0	5	5	0
\$425,001 - \$725,000	8	12.31%	86.0	0	2	4	2
\$725,001 and up	7	10.77%	93.0	0	3	3	1
Total Active Inventory by Units	65			14	32	16	3
Total Active Inventory by Volume	18,209,550	100%	96.0	1.20M	7.42M	6.64M	2.95M
Median Active Inventory Listing Price	\$163,900			\$72,450	\$156,950	\$357,450	\$599,900

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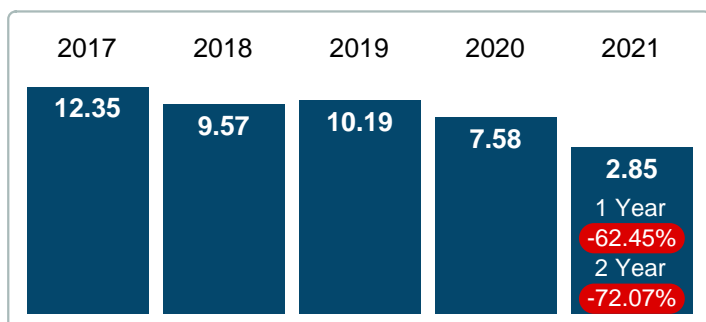
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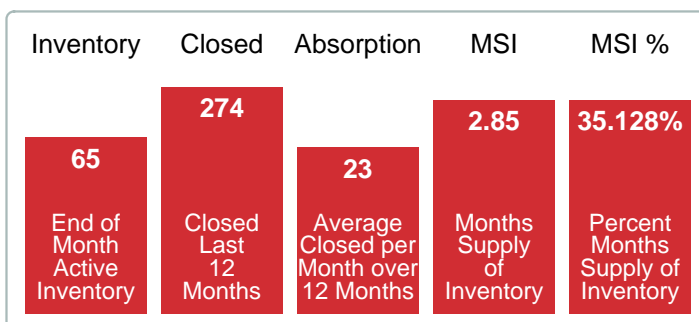
MONTHS SUPPLY of INVENTORY (MSI)

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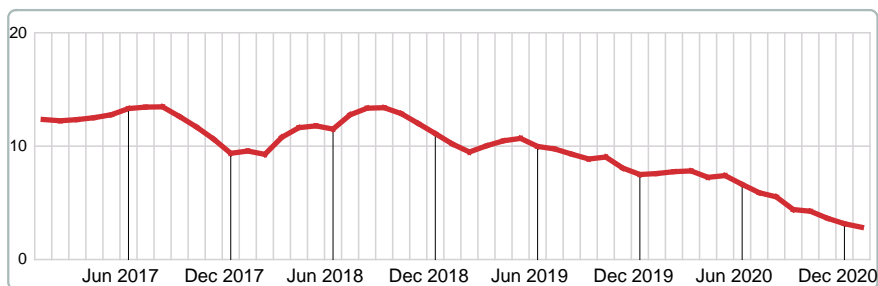
MSI FOR JANUARY



INDICATORS FOR JANUARY 2021



5 YEAR MARKET ACTIVITY TRENDS

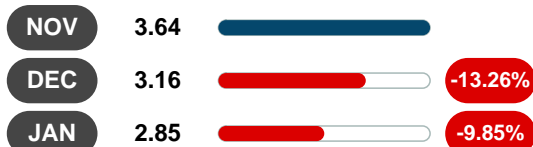


3 MONTHS

5 year JAN AVG = 8.51

High Aug 2017 13.47 Low Jan 2021 2.85

Months Supply this month at 2.85 below the 5 yr JAN average of 8.51



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	1.54%	1.71	4.00	0.00	0.00	0.00
\$25,001 - \$75,000	12	18.46%	2.44	3.36	2.00	0.00	0.00
\$75,001 - \$125,000	11	16.92%	2.06	1.50	1.95	8.00	0.00
\$125,001 - \$225,000	16	24.62%	2.29	1.71	3.22	1.20	0.00
\$225,001 - \$425,000	10	15.38%	2.31	0.00	2.31	3.75	0.00
\$425,001 - \$725,000	8	12.31%	16.00	0.00	6.00	24.00	0.00
\$725,001 and up	7	10.77%	42.00	0.00	0.00	18.00	0.00
Market Supply of Inventory (MSI)			2.85	2.15	2.70	4.09	5.14
Total Active Inventory by Units		100%	2.85	14	32	16	3

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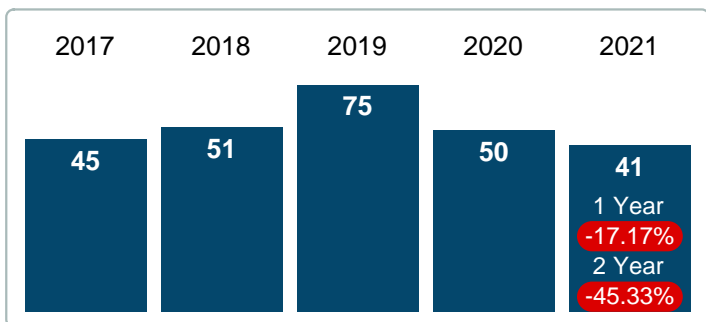
Area Delimited by County Of McIntosh - Residential Property Type



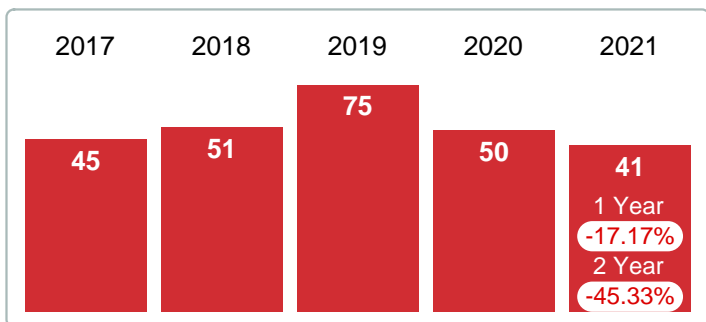
MEDIAN DAYS ON MARKET TO SALE

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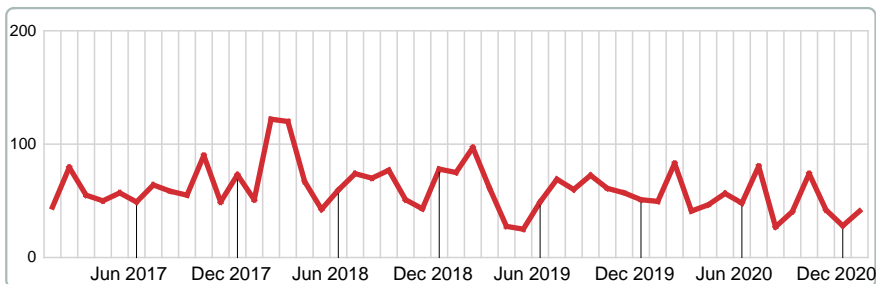
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 52

High Feb 2018 122 Low May 2019 25

Median Days on Market to Sale this month at 41 below the 5 yr JAN 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	13.64%	66	66	0	0	0
\$50,001 - \$70,000	4.55%	1	0	1	0	0
\$70,001 - \$110,000	18.18%	68	0	68	0	0
\$110,001 - \$160,000	27.27%	81	4	81	174	0
\$160,001 - \$230,000	13.64%	1	0	73	1	0
\$230,001 - \$250,000	13.64%	39	0	1	94	0
\$250,001 and up	9.09%	17	0	21	13	0
Median Closed DOM		41	35	43	39	0
Total Closed Units	100%	41.0	4	13	5	0
Total Closed Volume		3,299,400	216.50K	1.90M	1.18M	0.00B

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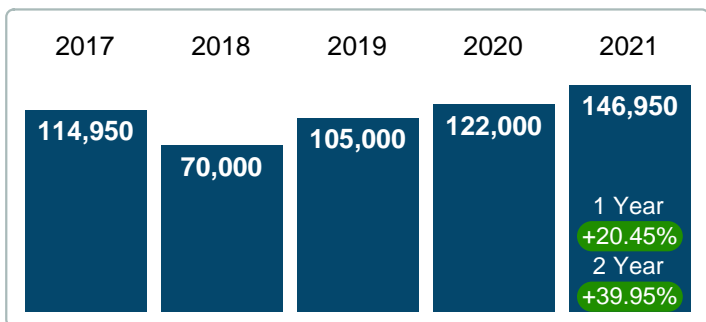
Area Delimited by County Of McIntosh - Residential Property Type



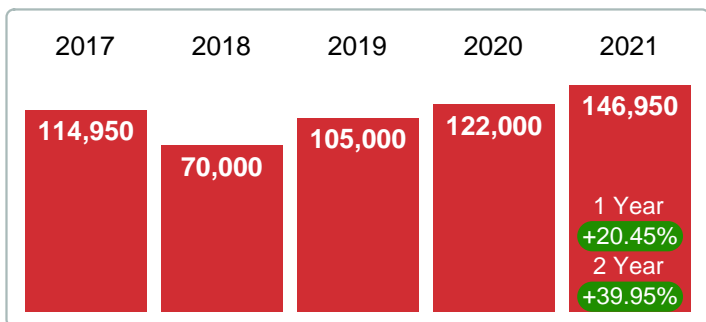
MEDIAN LIST PRICE AT CLOSING

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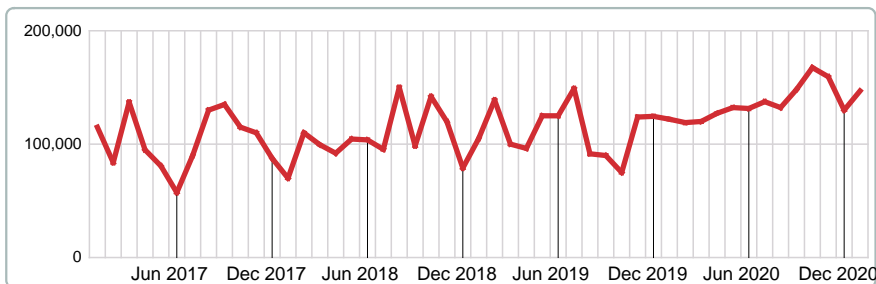
JANUARY



YEAR TO DATE (YTD)

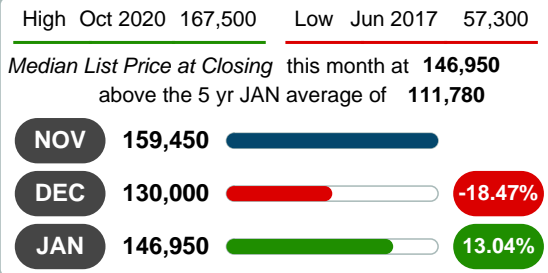


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 111,780



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	9.09%	24,450	24,450	0	0	0
\$50,001 - \$70,000	2	9.09%	56,500	55,000	58,000	0	0
\$70,001 - \$110,000	4	18.18%	86,200	0	86,200	0	0
\$110,001 - \$160,000	5	22.73%	134,900	125,000	134,900	159,900	0
\$160,001 - \$230,000	2	9.09%	195,375	0	195,375	0	0
\$230,001 - \$250,000	4	18.18%	242,000	0	245,000	237,000	0
\$250,001 and up	3	13.64%	265,000	0	265,000	306,950	0
Median List Price			146,950	39,950	134,900	239,000	0
Total Closed Units		100%	146,950	4	13	5	
Total Closed Volume			3,438,650	228.90K	1.96M	1.25M	0.00B

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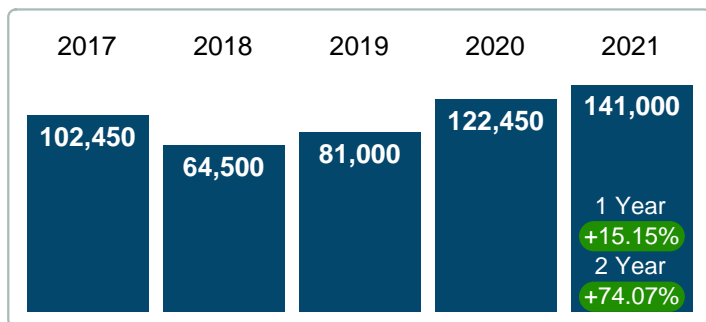
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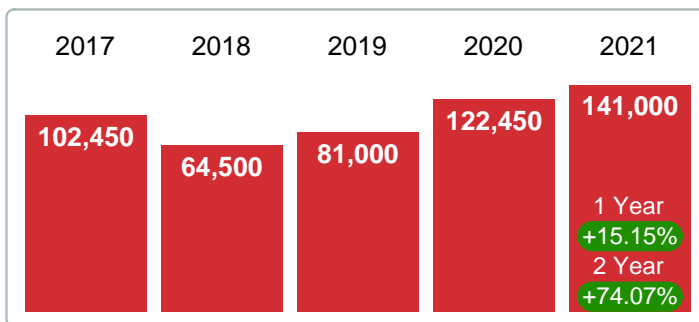
MEDIAN SOLD PRICE AT CLOSING

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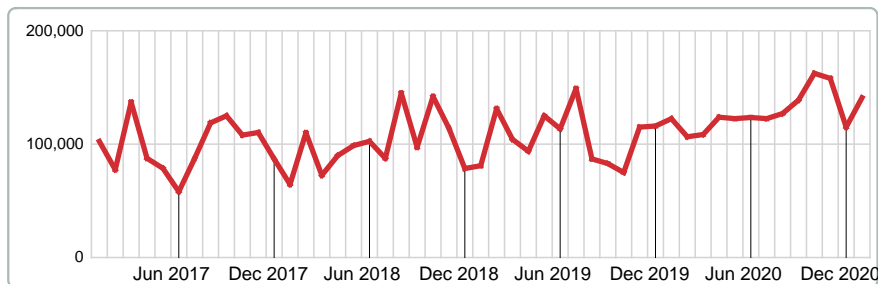
JANUARY



YEAR TO DATE (YTD)

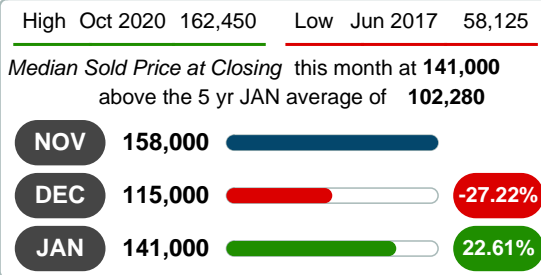


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 102,280



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	3	13.64%	21,500	21,500	0	0	0
\$50,001 - \$70,000	1	4.55%	58,000	0	58,000	0	0
\$70,001 - \$110,000	4	18.18%	79,500	0	79,500	0	0
\$110,001 - \$160,000	6	27.27%	141,000	127,000	142,500	155,000	0
\$160,001 - \$230,000	3	13.64%	228,000	0	228,750	210,000	0
\$230,001 - \$250,000	3	13.64%	245,000	0	245,000	241,000	0
\$250,001 and up	2	9.09%	297,500	0	260,000	335,000	0
Median Sold Price			141,000	35,750	125,000	232,000	0
Total Closed Units		100%	141,000	4	13	5	
Total Closed Volume			3,299,400	216.50K	1.90M	1.18M	0.00B

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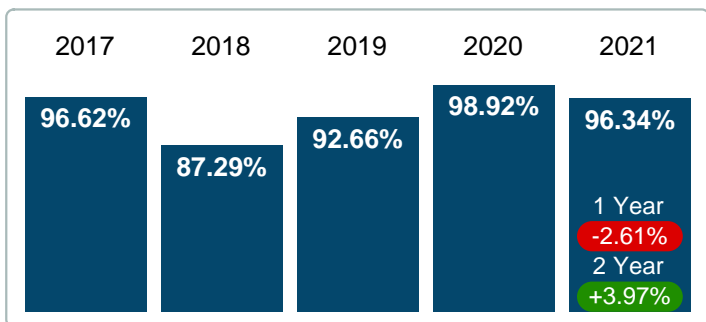
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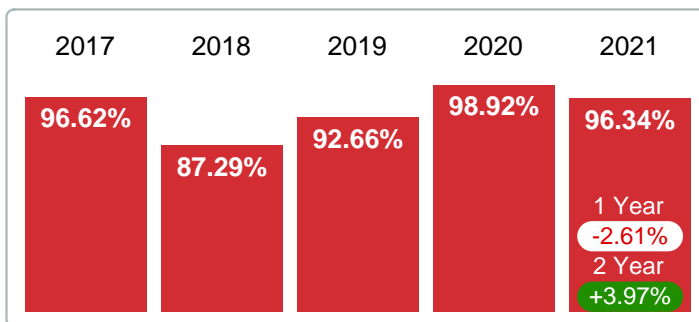
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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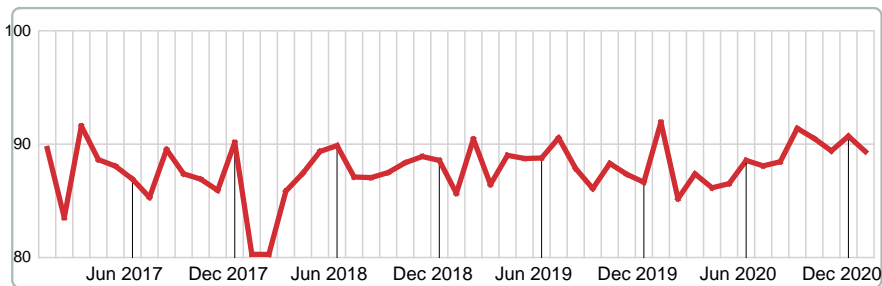
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

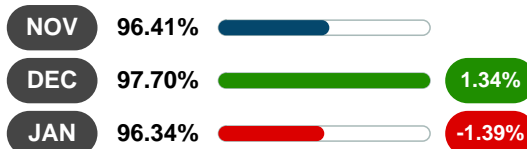


3 MONTHS

5 year JAN AVG = 94.37%

High Jan 2020 98.92% Low Feb 2018 87.27%

Median Sold/List Ratio this month at 96.34%
above the 5 yr JAN average of 94.37%



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	13.64%	86.35%	86.35%	0.00%	0.00%	0.00%
\$50,001 - \$70,000	1	4.55%	100.00%	0.00%	100.00%	0.00%	0.00%
\$70,001 - \$110,000	4	18.18%	93.53%	0.00%	93.53%	0.00%	0.00%
\$110,001 - \$160,000	6	27.27%	98.08%	101.60%	97.96%	96.94%	0.00%
\$160,001 - \$230,000	3	13.64%	93.06%	0.00%	96.53%	87.87%	0.00%
\$230,001 - \$250,000	3	13.64%	98.72%	0.00%	100.00%	96.55%	0.00%
\$250,001 and up	2	9.09%	97.05%	0.00%	98.11%	95.99%	0.00%
Median Sold/List Ratio		96.34%		88.63%	97.22%	95.99%	0.00%
Total Closed Units		22	100%	4	13	5	
Total Closed Volume		3,299,400		216.50K	1.90M	1.18M	0.00B

January 2021



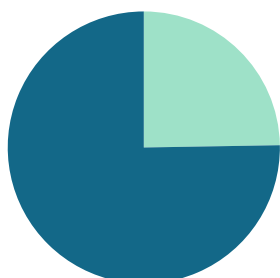
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

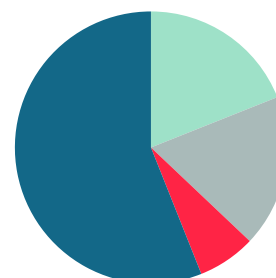


Inventory
 New Listings
23 = 24.73%
 Start Inventory
70
 Total Inventory Units
93
 Volume
\$24,639,550

Market Activity

Closed Sales
22 = 18.97%
 Pending Sales
21 = 18.10%
 Other Off Market
8 = 6.90%
 Active Inventory
65 = 56.03%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	14	22	57.14%	14	22	57.14%
Pending Sales	22	21	-4.55%	22	21	-4.55%
New Listings	47	23	-51.06%	47	23	-51.06%
Median List Price	122,000	146,950	20.45%	122,000	146,950	20.45%
Median Sale Price	122,450	141,000	15.15%	122,450	141,000	15.15%
Median Percent of Selling Price to List Price	98.92%	96.34%	-2.61%	98.92%	96.34%	-2.61%
Median Days on Market to Sale	49.50	41.00	-17.17%	49.50	41.00	-17.17%
Monthly Inventory	151	65	-56.95%	151	65	-56.95%
Months Supply of Inventory	7.58	2.85	-62.45%	7.58	2.85	-62.45%

Absorption: Last 12 months, an Average of **23** Sales/Month

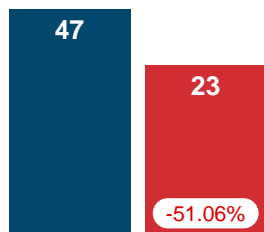
Inventory on January 31, 2021 = **65**

2020 **2021**

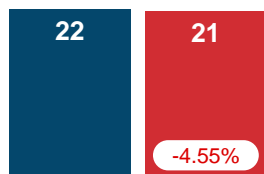
JANUARY MARKET

MEDIAN PRICES

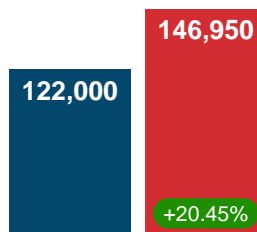
New Listings



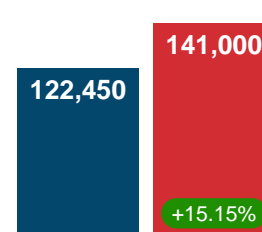
Pending Listings



List Price



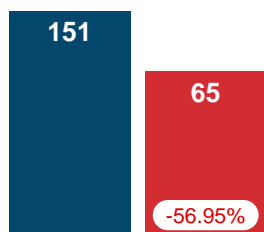
Sale Price



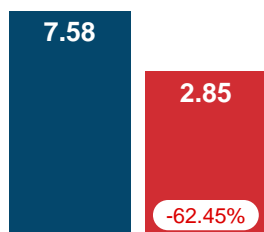
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

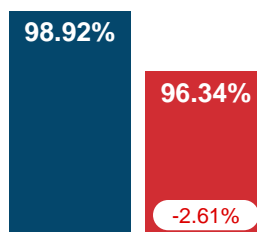
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

