

May 2021



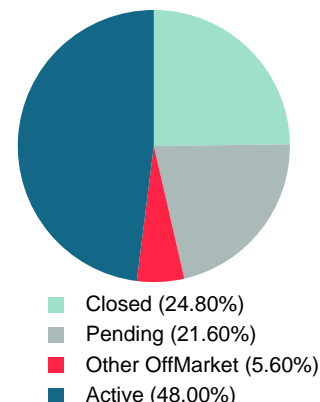
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	May 2021	+/-%
Closed Listings	16	31	93.75%
Pending Listings	26	27	3.85%
New Listings	34	42	23.53%
Median List Price	132,250	143,000	8.13%
Median Sale Price	122,500	148,000	20.82%
Median Percent of Selling Price to List Price	93.52%	100.00%	6.93%
Median Days on Market to Sale	56.50	10.00	-82.30%
End of Month Inventory	145	60	-58.62%
Months Supply of Inventory	7.40	2.42	-67.37%



Absorption: Last 12 months, an Average of **25** Sales/Month
Active Inventory as of May 31, 2021 = **60**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2021 decreased **58.62%** to 60 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 **2.42** 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 **20.82%** in May 2021 to \$148,000 versus the previous year at \$122,500.

Median Days on Market Shortens

The median number of **10.00** days that homes spent on the market before selling decreased by 46.50 days or **82.30%** in May 2021 compared to last year's same month at **56.50** DOM.

Sales Success for May 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 42 New Listings in May 2021, up **23.53%** from last year at 34. Furthermore, there were 31 Closed Listings this month versus last year at 16, a **93.75%** increase.

Closed versus Listed trends yielded a **73.8%** ratio, up from previous year's, May 2020, at **47.1%**, a **56.85%** 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

May 2021



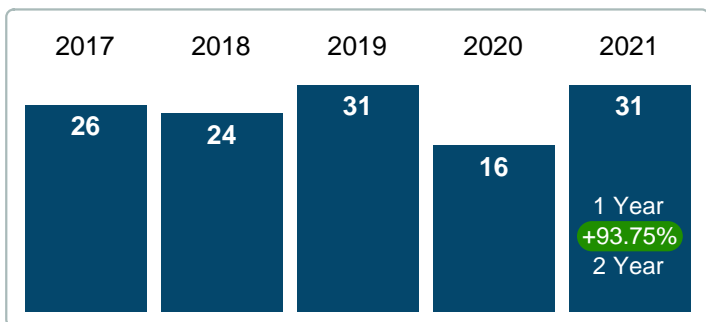
Area Delimited by County Of McIntosh - Residential Property Type



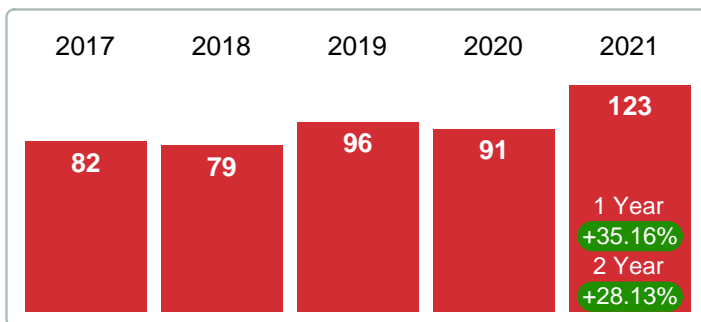
CLOSED LISTINGS

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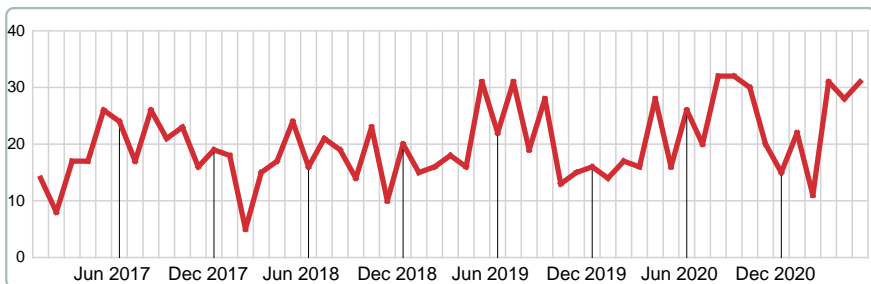
MAY



YEAR TO DATE (YTD)

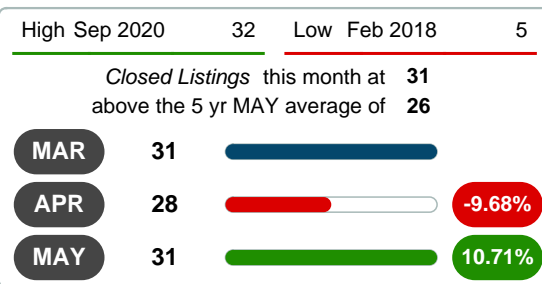


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 26



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	4	12.90%	72.5	2	2	0	0
\$50,001 - \$70,000	2	6.45%	69.5	1	1	0	0
\$70,001 - \$110,000	5	16.13%	12.0	2	3	0	0
\$110,001 - \$190,000	7	22.58%	7.0	2	4	1	0
\$190,001 - \$240,000	6	19.35%	8.0	1	3	2	0
\$240,001 - \$320,000	3	9.68%	3.0	0	3	0	0
\$320,001 and up	4	12.90%	125.5	0	1	2	1
Total Closed Units	31			8	17	5	1
Total Closed Volume	6,241,421	100%	10.0	829.43K	2.90M	2.19M	324.00K
Median Closed Price	\$148,000			\$97,013	\$150,000	\$230,000	\$324,000

May 2021



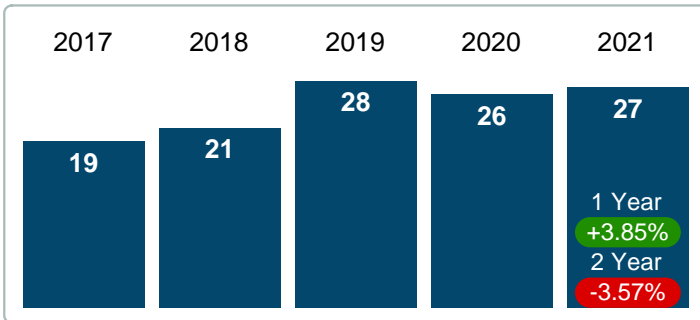
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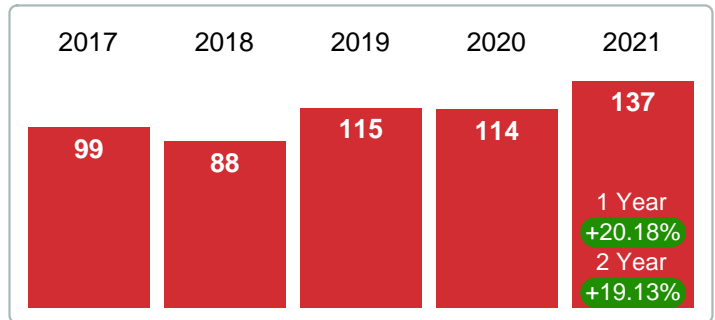
PENDING LISTINGS

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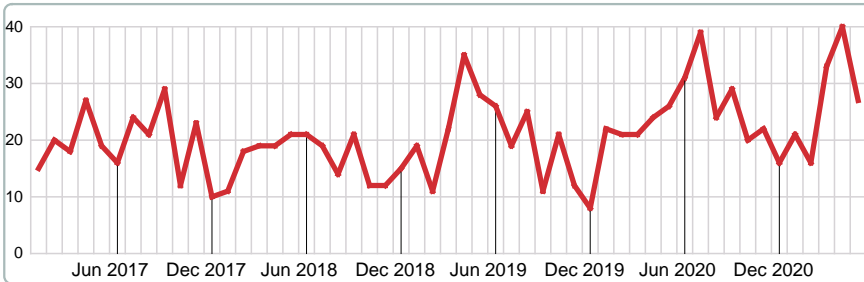
MAY



YEAR TO DATE (YTD)

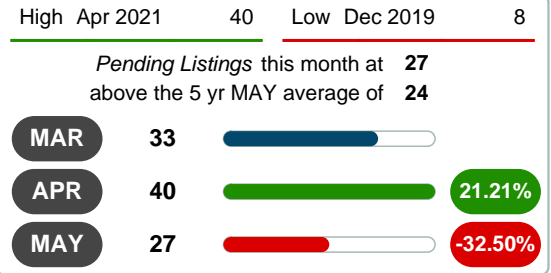


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 24



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	7.41%	1.0	2	0	0	0
\$75,001 - \$125,000	4	14.81%	10.0	1	3	0	0
\$125,001 - \$150,000	3	11.11%	18.0	2	1	0	0
\$150,001 - \$225,000	7	25.93%	49.0	0	4	3	0
\$225,001 - \$375,000	4	14.81%	11.5	0	3	1	0
\$375,001 - \$500,000	5	18.52%	13.0	0	4	0	1
\$500,001 and up	2	7.41%	10.5	0	1	1	0
Total Pending Units	27			5	16	5	1
Total Pending Volume	6,810,900	100%	14.0	469.50K	4.23M	1.71M	395.00K
Median Listing Price	\$185,000			\$122,000	\$224,500	\$199,000	\$395,000

May 2021



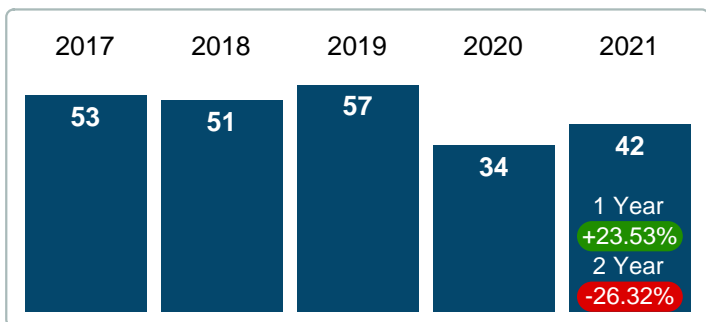
Area Delimited by County Of McIntosh - Residential Property Type



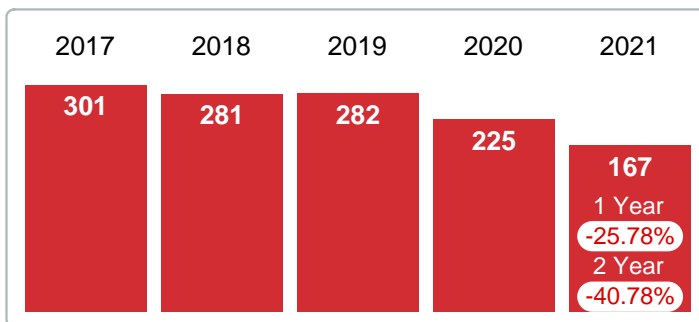
NEW LISTINGS

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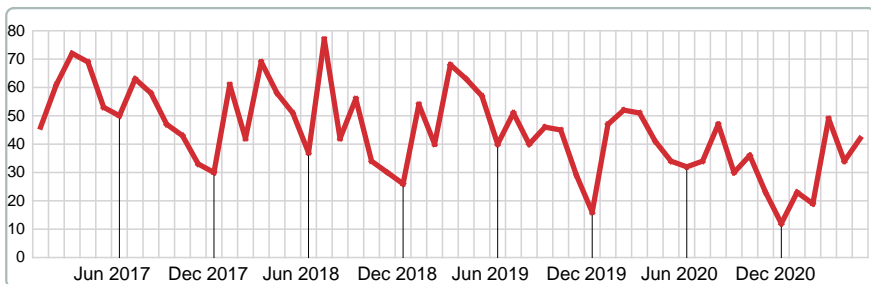
MAY



YEAR TO DATE (YTD)

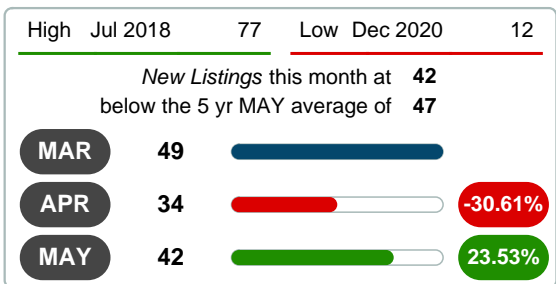


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 47



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	4	9.52%	3	1	0	0
\$50,001 - \$100,000	4	9.52%	1	2	1	0
\$100,001 - \$150,000	7	16.67%	3	3	1	0
\$150,001 - \$225,000	11	26.19%	0	9	2	0
\$225,001 - \$375,000	6	14.29%	1	4	1	0
\$375,001 - \$500,000	7	16.67%	0	4	2	1
\$500,001 and up	3	7.14%	0	1	2	0
Total New Listed Units	42		8	24	9	1
Total New Listed Volume	11,100,338	100%	833.40K	5.78M	4.10M	395.00K
Median New Listed Listing Price	\$189,500		\$87,450	\$199,500	\$375,000	\$395,000

May 2021



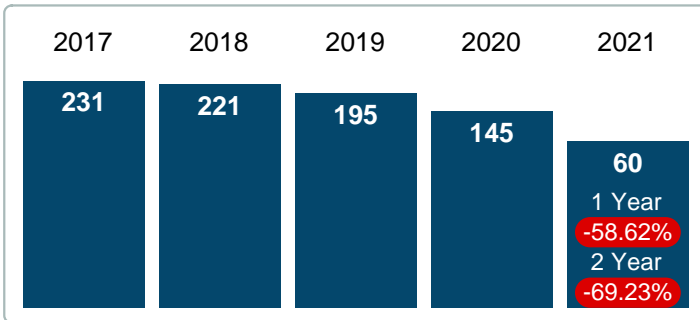
Area Delimited by County Of McIntosh - Residential Property Type



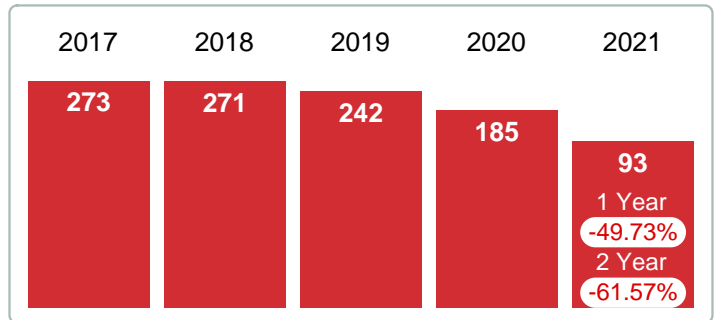
ACTIVE INVENTORY

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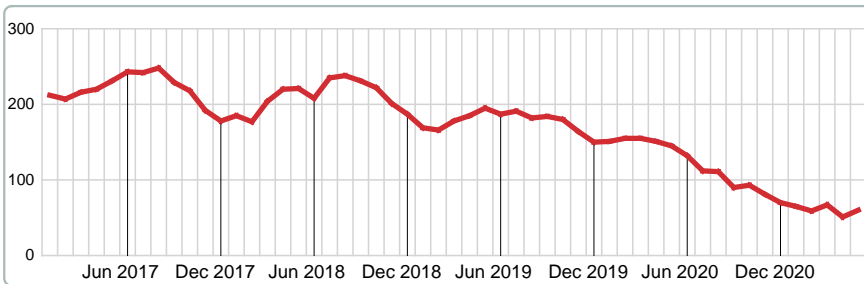
END OF MAY



ACTIVE DURING MAY

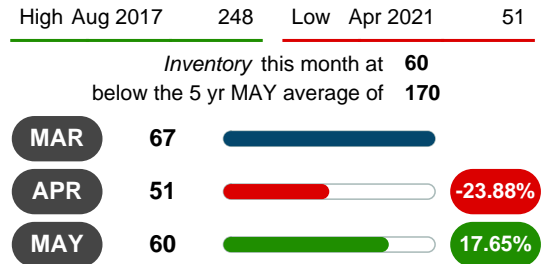


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 170



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	6	10.00%	39.0	4	2	0	0
\$50,001 - \$75,000	3	5.00%	28.0	1	2	0	0
\$75,001 - \$150,000	13	21.67%	38.0	3	7	3	0
\$150,001 - \$250,000	15	25.00%	26.0	0	12	2	1
\$250,001 - \$450,000	10	16.67%	51.5	1	6	3	0
\$450,001 - \$725,000	8	13.33%	39.0	0	3	2	3
\$725,001 and up	5	8.33%	96.0	0	2	2	1
Total Active Inventory by Units	60			9	34	12	5
Total Active Inventory by Volume	18,254,343	100%	38.0	879.30K	8.73M	4.97M	3.68M
Median Active Inventory Listing Price	\$202,500			\$69,900	\$199,500	\$362,450	\$475,000

May 2021



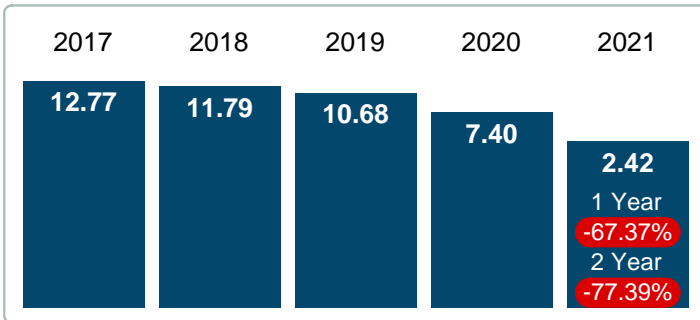
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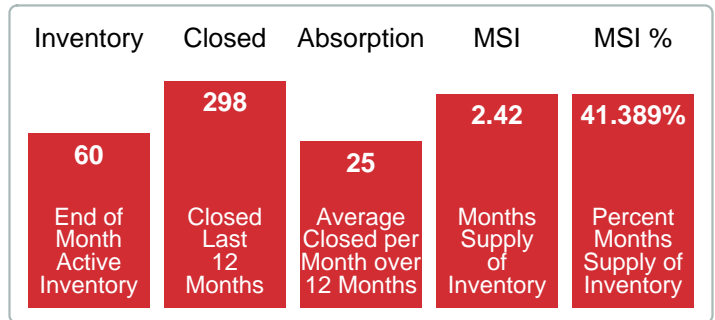
MONTHS SUPPLY of INVENTORY (MSI)

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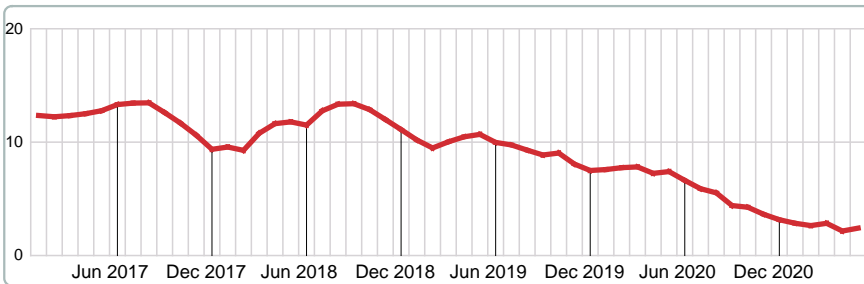
MSI FOR MAY



INDICATORS FOR MAY 2021

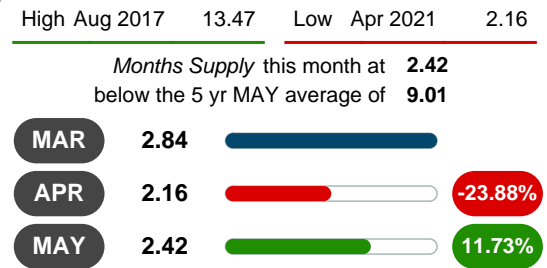


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 9.01



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	6	10.00%	2.06	2.29	1.85	0.00	0.00
\$50,001 - \$75,000	3	5.00%	1.38	1.09	1.60	0.00	0.00
\$75,001 - \$150,000	13	21.67%	1.50	1.09	1.35	4.00	0.00
\$150,001 - \$250,000	15	25.00%	2.37	0.00	3.79	1.14	6.00
\$250,001 - \$450,000	10	16.67%	2.79	12.00	3.13	2.40	0.00
\$450,001 - \$725,000	8	13.33%	10.67	0.00	9.00	12.00	12.00
\$725,001 and up	5	8.33%	12.00	0.00	24.00	6.00	0.00
Market Supply of Inventory (MSI)			2.42	1.33	2.62	2.77	6.67
Total Active Inventory by Units		100%	2.42	9	34	12	5

May 2021



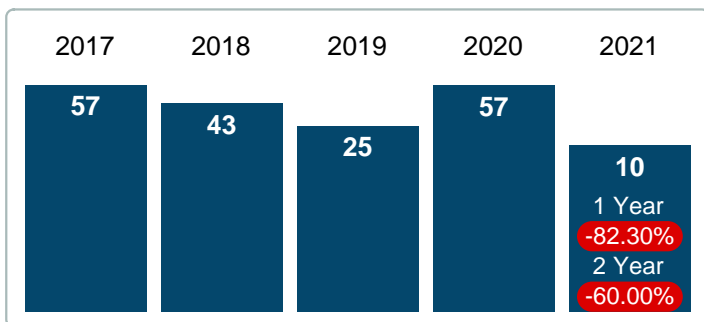
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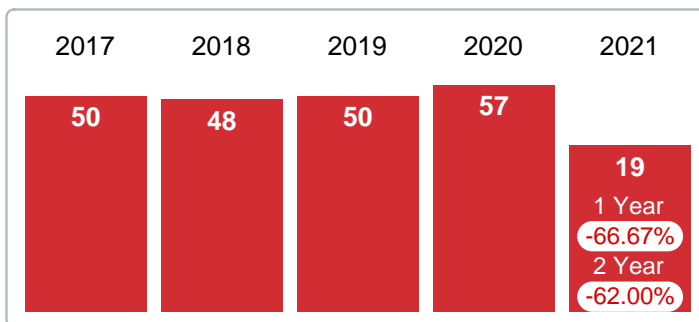
MEDIAN DAYS ON MARKET TO SALE

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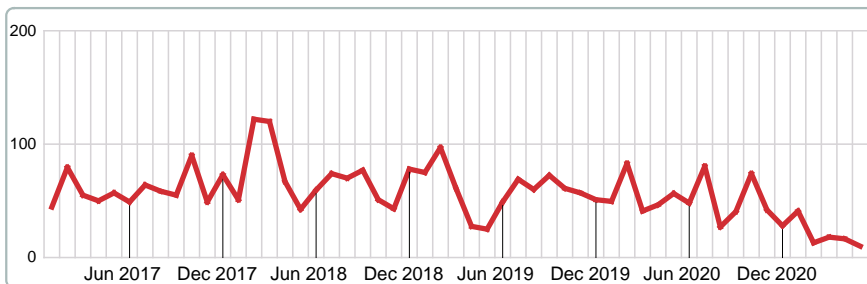
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 38

High Feb 2018 122 Low May 2021 10

Median Days on Market to Sale this month at 10 below the 5 yr MAY average of 38



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	12.90%	73	39	106	0	0
\$50,001 - \$70,000	6.45%	70	64	75	0	0
\$70,001 - \$110,000	16.13%	12	4	86	0	0
\$110,001 - \$190,000	22.58%	7	98	3	66	0
\$190,001 - \$240,000	19.35%	8	62	7	6	0
\$240,001 - \$320,000	9.68%	3	0	3	0	0
\$320,001 and up	12.90%	126	0	247	126	4
Median Closed DOM		10	63	7	66	4
Total Closed Units	100%	31	8	17	5	1
Total Closed Volume		6,241,421	829.43K	2.90M	2.19M	324.00K

May 2021



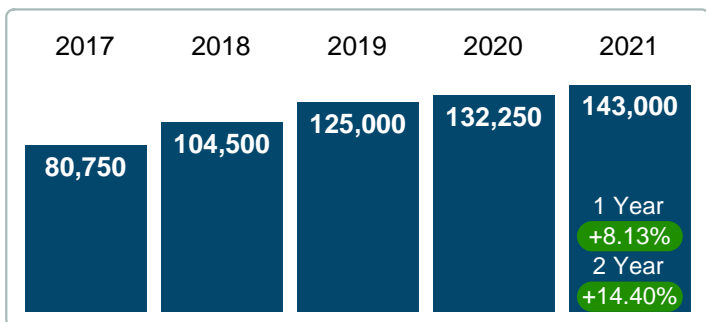
Area Delimited by County Of McIntosh - Residential Property Type



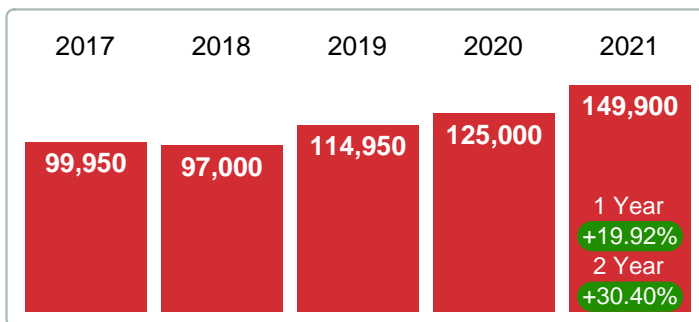
MEDIAN LIST PRICE AT CLOSING

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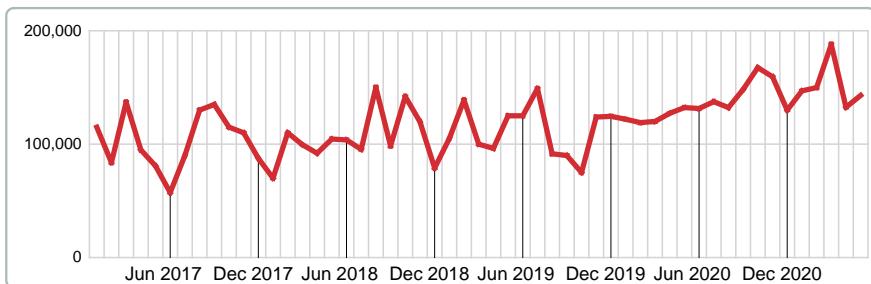
MAY



YEAR TO DATE (YTD)

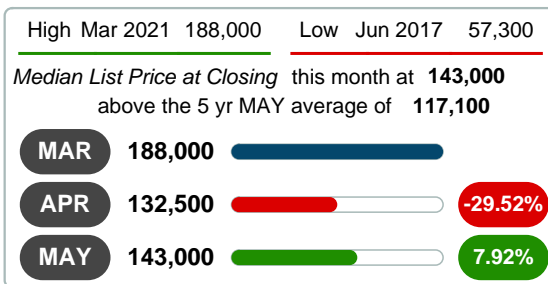


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 117,100



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	12.90%	41,950	33,250	42,400	0	0
\$50,001 - \$70,000	0.00%	41,950	0	0	0	0
\$70,001 - \$110,000	19.35%	87,000	89,200	87,000	0	0
\$110,001 - \$190,000	29.03%	140,000	140,000	143,000	125,000	0
\$190,001 - \$240,000	12.90%	227,500	225,000	235,000	214,250	0
\$240,001 - \$320,000	12.90%	249,000	0	249,000	0	0
\$320,001 and up	12.90%	597,500	0	465,000	855,875	324,000
Median List Price		143,000	119,900	143,000	230,000	324,000
Total Closed Units	100%	143,000	8	17	5	1
Total Closed Volume		6,441,250	899.80K	2.95M	2.27M	324.00K

May 2021



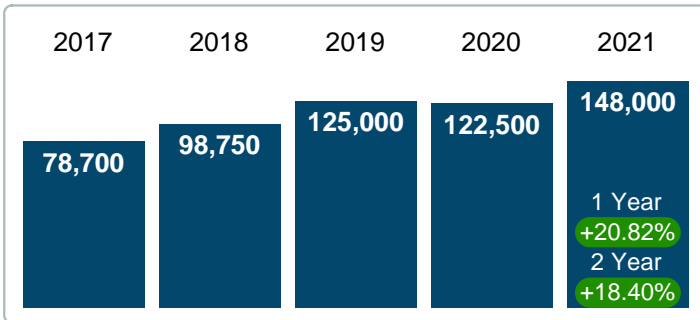
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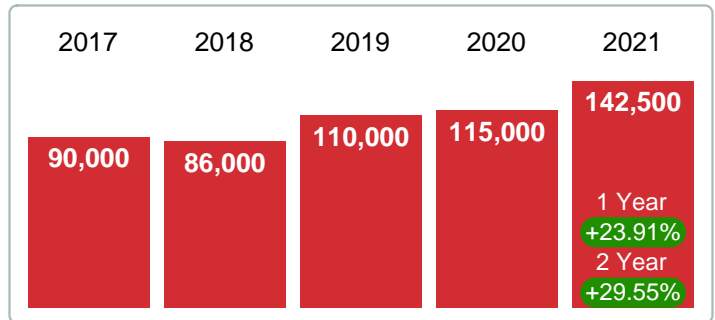
MEDIAN SOLD PRICE AT CLOSING

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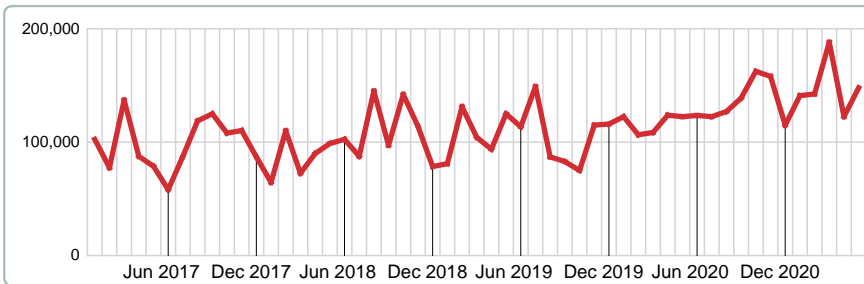
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 114,590

High Mar 2021 188,000 Low Jun 2017 58,125

Median Sold Price at Closing this month at **148,000** above the 5 yr MAY average of **114,590**



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	12.90%	34,950	26,250	42,450	0	0
\$50,001 - \$70,000	6.45%	70,000	70,000	70,000	0	0
\$70,001 - \$110,000	16.13%	89,000	97,013	84,000	0	0
\$110,001 - \$190,000	22.58%	139,900	143,950	142,500	117,000	0
\$190,001 - \$240,000	19.35%	215,000	225,000	205,000	214,000	0
\$240,001 - \$320,000	9.68%	250,000	0	250,000	0	0
\$320,001 and up	12.90%	590,000	0	450,000	820,000	324,000
Median Sold Price		148,000	97,013	150,000	230,000	324,000
Total Closed Units		31	8	17	5	1
Total Closed Volume		6,241,421	829.43K	2.90M	2.19M	324.00K

May 2021



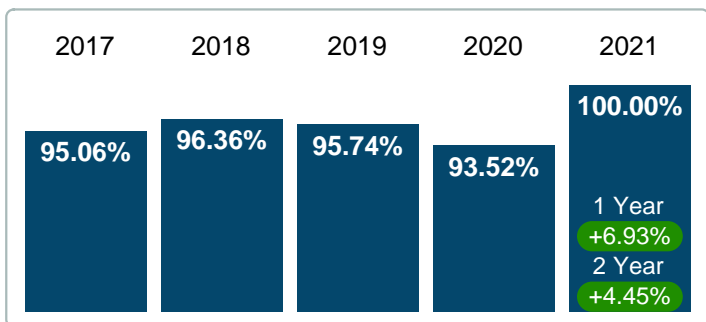
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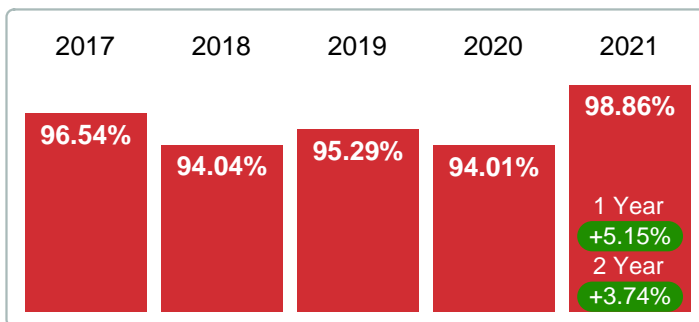
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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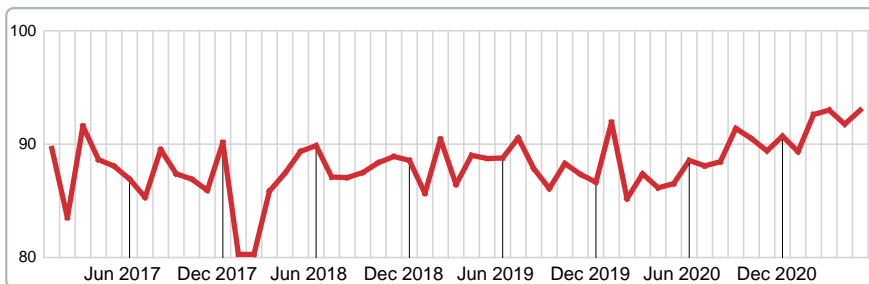
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

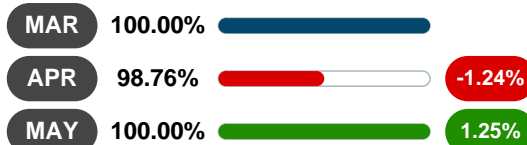


3 MONTHS

5 year MAY AVG = 96.13%

High May 2021 100.00% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAY average of **96.13%**



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	4	12.90%	100.00%	85.71%	100.10%	0.00%	0.00%
\$50,001 - \$70,000	2	6.45%	92.86%	89.17%	96.55%	0.00%	0.00%
\$70,001 - \$110,000	5	16.13%	93.33%	84.35%	93.33%	0.00%	0.00%
\$110,001 - \$190,000	7	22.58%	98.86%	99.33%	101.88%	93.60%	0.00%
\$190,001 - \$240,000	6	19.35%	100.00%	100.00%	100.00%	99.87%	0.00%
\$240,001 - \$320,000	3	9.68%	101.64%	0.00%	101.64%	0.00%	0.00%
\$320,001 and up	4	12.90%	98.39%	0.00%	96.77%	96.35%	100.00%
Median Sold/List Ratio		100.00%		99.33%	100.00%	99.75%	100.00%
Total Closed Units		31	100%	8	17	5	1
Total Closed Volume		6,241,421		829.43K	2.90M	2.19M	324.00K

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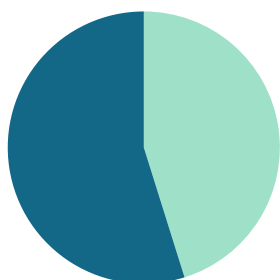
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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INVENTORY

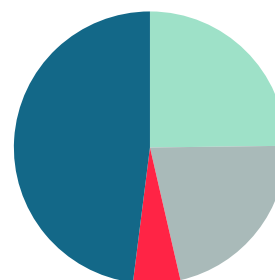


Inventory
 New Listings
42 = 45.16%
 Start Inventory
51
 Total Inventory Units
93
 Volume
\$27,503,643

Market Activity

Closed Sales
31 = 24.80%
 Pending Sales
27 = 21.60%
 Other Off Market
7 = 5.60%
 Active Inventory
60 = 48.00%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	16	31	93.75%	91	123	35.16%
Pending Sales	26	27	3.85%	114	137	20.18%
New Listings	34	42	23.53%	225	167	-25.78%
Median List Price	132,250	143,000	8.13%	125,000	149,900	19.92%
Median Sale Price	122,500	148,000	20.82%	115,000	142,500	23.91%
Median Percent of Selling Price to List Price	93.52%	100.00%	6.93%	94.01%	98.86%	5.15%
Median Days on Market to Sale	56.50	10.00	-82.30%	57.00	19.00	-66.67%
Monthly Inventory	145	60	-58.62%	145	60	-58.62%
Months Supply of Inventory	7.40	2.42	-67.37%	7.40	2.42	-67.37%

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

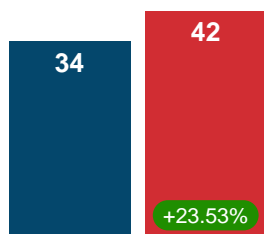
Inventory on May 31, 2021 = **60**

2020 **2021**

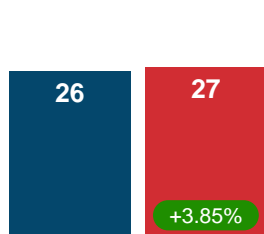
MAY MARKET

MEDIAN PRICES

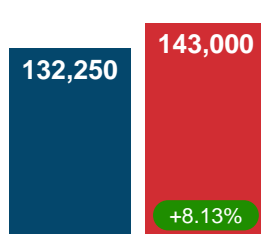
New Listings



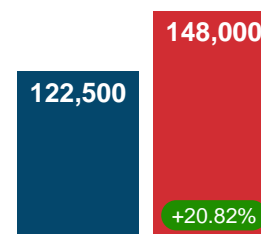
Pending Listings



List Price



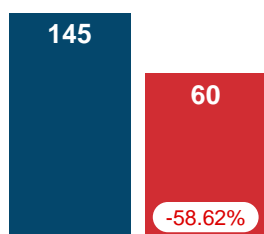
Sale Price



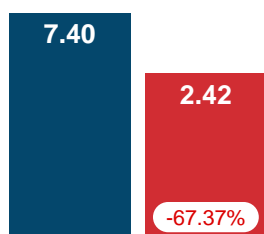
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

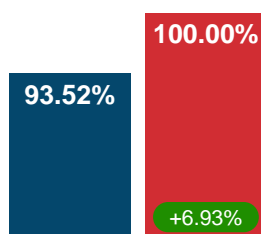
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

