

November 2021



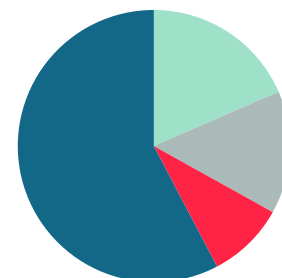
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	November 2021	+/-%
Closed Listings	20	24	20.00%
Pending Listings	22	19	-13.64%
New Listings	23	17	-26.09%
Median List Price	159,450	190,000	19.16%
Median Sale Price	158,000	192,500	21.84%
Median Percent of Selling Price to List Price	96.41%	99.80%	3.52%
Median Days on Market to Sale	42.00	19.50	-53.57%
End of Month Inventory	81	75	-7.41%
Months Supply of Inventory	3.64	3.08	-15.33%



■ Closed (18.46%)
■ Pending (14.62%)
■ Other OffMarket (9.23%)
■ Active (57.69%)

Absorption: Last 12 months, an Average of **24** Sales/Month
Active Inventory as of November 30, 2021 = **75**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2021 decreased **7.41%** to 75 existing homes available for sale. Over the last 12 months this area has had an average of 24 closed sales per month. This represents an unsold inventory index of **3.08** 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 **21.84%** in November 2021 to \$192,500 versus the previous year at \$158,000.

Median Days on Market Shortens

The median number of **19.50** days that homes spent on the market before selling decreased by 22.50 days or **53.57%** in November 2021 compared to last year's same month at **42.00** DOM.

Sales Success for November 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 17 New Listings in November 2021, down **26.09%** from last year at 23. Furthermore, there were 24 Closed Listings this month versus last year at 20, a **20.00%** increase.

Closed versus Listed trends yielded a **141.2%** ratio, up from previous year's, November 2020, at **87.0%**, a **62.35%** 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

November 2021



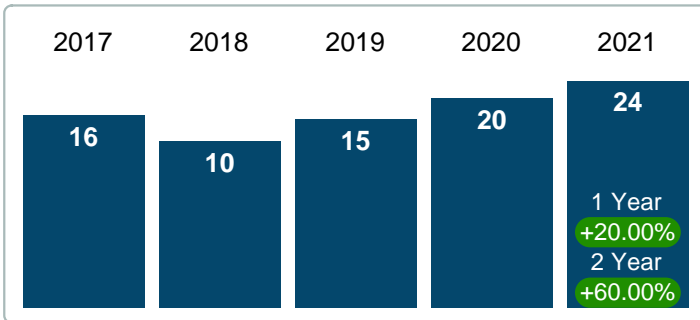
Area Delimited by County Of McIntosh - Residential Property Type



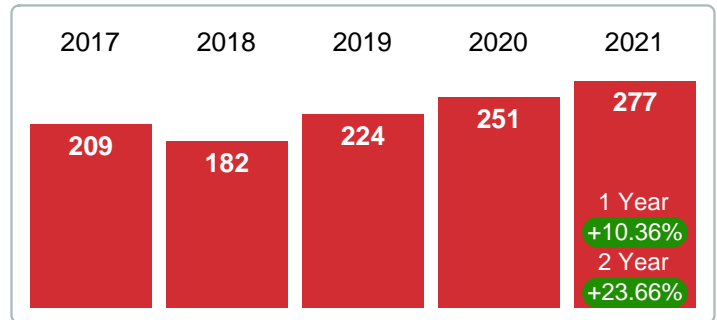
CLOSED LISTINGS

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

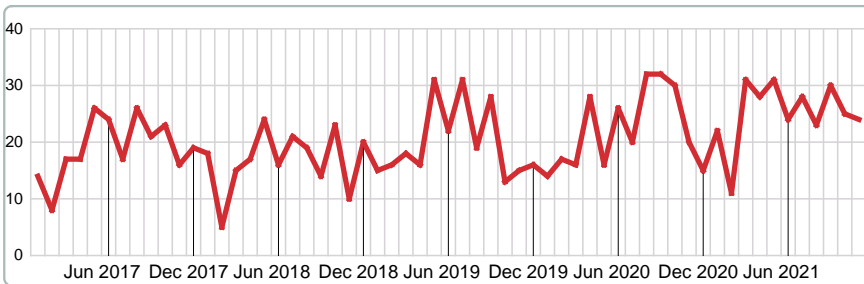
NOVEMBER



YEAR TO DATE (YTD)

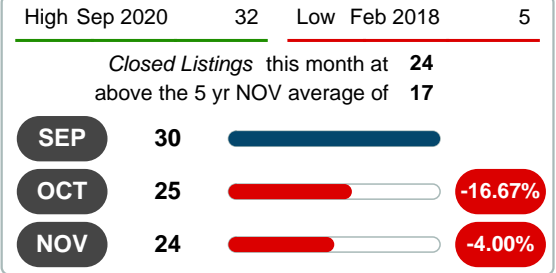


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV 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	1	4.17%	3.0	1	0	0	0
\$50,001 - \$75,000	3	12.50%	59.0	0	2	1	0
\$75,001 - \$150,000	5	20.83%	17.0	1	3	1	0
\$150,001 - \$225,000	6	25.00%	20.0	1	5	0	0
\$225,001 - \$250,000	2	8.33%	42.5	0	2	0	0
\$250,001 - \$300,000	4	16.67%	23.0	1	1	2	0
\$300,001 and up	3	12.50%	3.0	0	2	0	1
Total Closed Units	24			4	15	4	1
Total Closed Volume	4,506,000	100%	19.5	575.00K	2.84M	776.00K	320.00K
Median Closed Price	\$192,500			\$140,000	\$205,000	\$201,000	\$320,000

November 2021



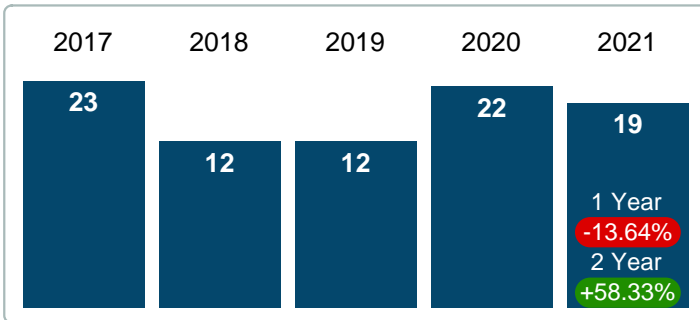
Area Delimited by County Of McIntosh - Residential Property Type



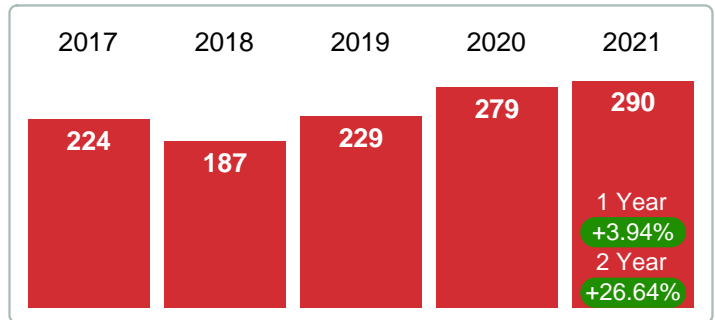
PENDING LISTINGS

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

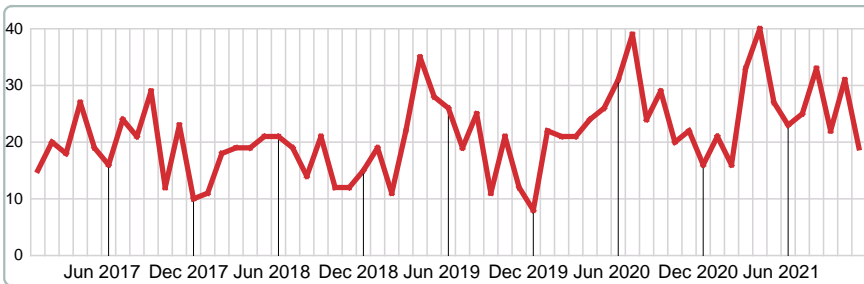
NOVEMBER



YEAR TO DATE (YTD)

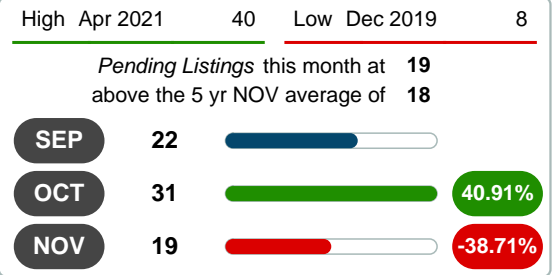


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV 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
\$30,000 and less	0	0.00%	3.0	0	0	0	0
\$30,001 - \$120,000	5	26.32%	139.0	3	2	0	0
\$120,001 - \$120,000	0	0.00%	139.0	0	0	0	0
\$120,001 - \$150,000	5	26.32%	20.0	3	2	0	0
\$150,001 - \$200,000	4	21.05%	29.5	1	2	1	0
\$200,001 - \$390,000	4	21.05%	13.5	2	1	0	1
\$390,001 and up	1	5.26%	53.0	0	1	0	0
Total Pending Units	19			9	8	1	1
Total Pending Volume	3,173,400	100%	22.0	1.24M	1.38M	158.00K	390.00K
Median Listing Price	\$150,000			\$128,000	\$167,500	\$158,000	\$390,000



Area Delimited by County Of McIntosh - Residential Property Type

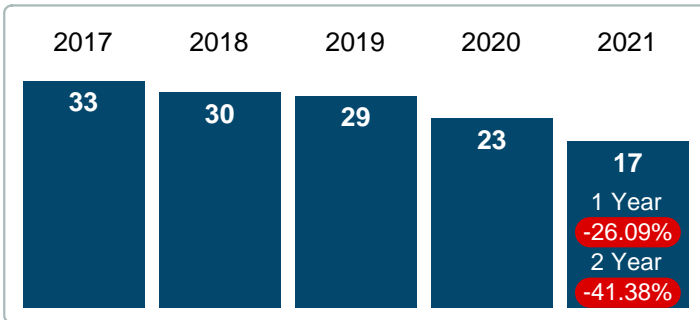


November 2021

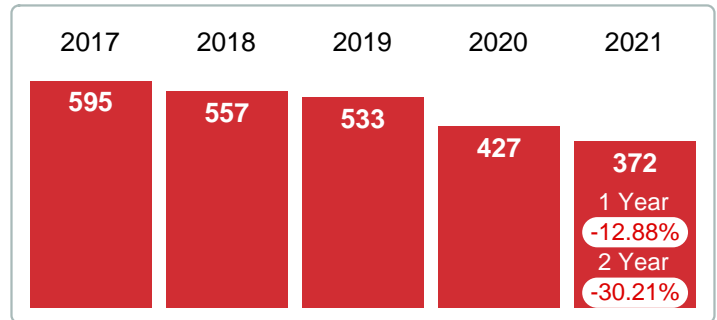
NEW LISTINGS

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

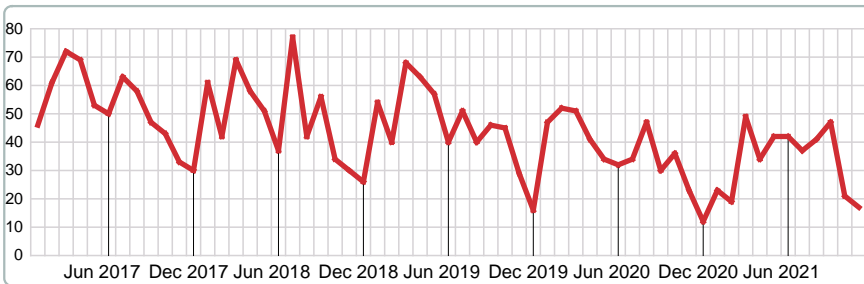
NOVEMBER



YEAR TO DATE (YTD)

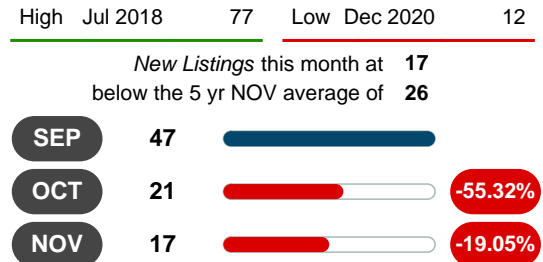


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 26



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	1	5.88%	1	0	0	0
\$50,001 - \$125,000	3	17.65%	2	1	0	0
\$125,001 - \$150,000	2	11.76%	1	1	0	0
\$150,001 - \$225,000	4	23.53%	0	3	1	0
\$225,001 - \$325,000	3	17.65%	2	1	0	0
\$325,001 - \$600,000	3	17.65%	0	2	0	1
\$600,001 and up	1	5.88%	0	1	0	0
Total New Listed Units	17		6	9	1	1
Total New Listed Volume	4,180,900	100%	919.00K	2.75M	158.00K	349.90K
Median New Listed Listing Price	\$172,000		\$135,000	\$185,000	\$158,000	\$349,900

November 2021



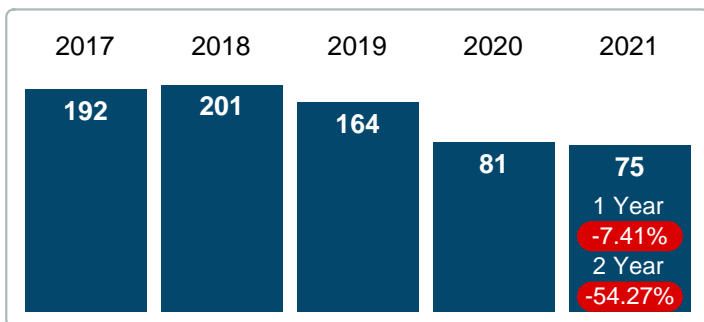
Area Delimited by County Of McIntosh - Residential Property Type



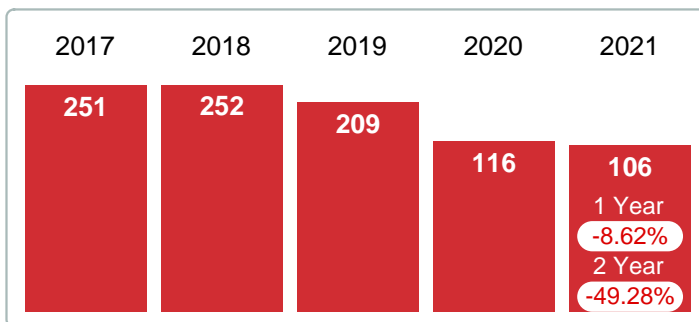
ACTIVE INVENTORY

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

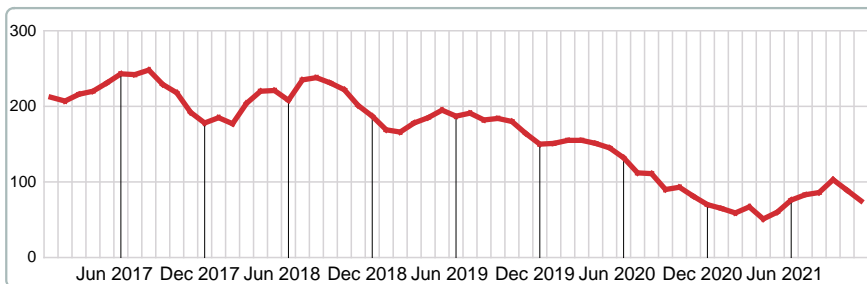
END OF NOVEMBER



ACTIVE DURING NOVEMBER

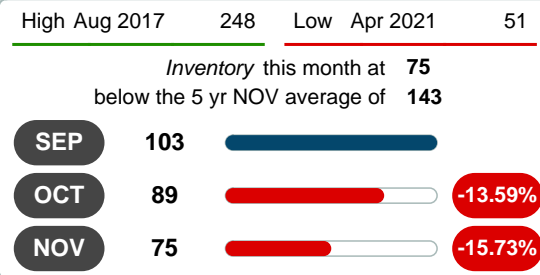


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 143



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	4	5.33%	90.0	2	2	0	0
\$50,001 - \$125,000	13	17.33%	88.0	6	6	1	0
\$125,001 - \$200,000	9	12.00%	32.0	0	8	1	0
\$200,001 - \$300,000	21	28.00%	102.0	4	13	3	1
\$300,001 - \$425,000	11	14.67%	110.0	1	5	3	2
\$425,001 - \$600,000	9	12.00%	129.0	0	5	3	1
\$600,001 and up	8	10.67%	113.0	0	4	2	2
Total Active Inventory by Units	75			13	43	13	6
Total Active Inventory by Volume	23,196,255	100%	96.0	1.82M	12.94M	5.63M	2.80M
Median Active Inventory Listing Price	\$232,000			\$80,000	\$230,000	\$399,900	\$449,950

November 2021



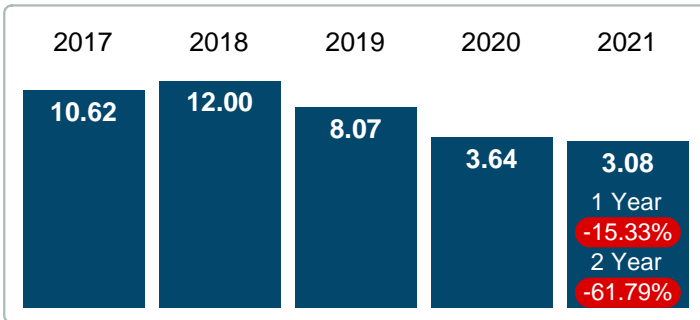
Area Delimited by County Of McIntosh - Residential Property Type



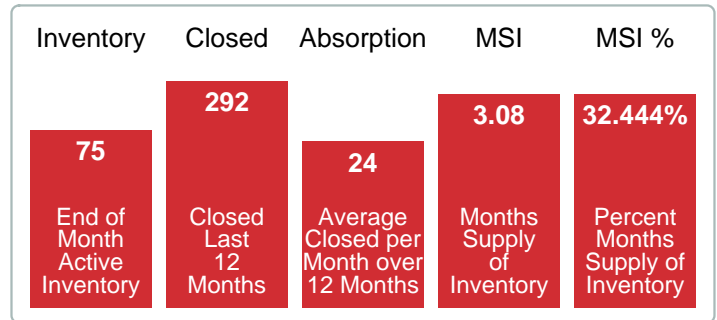
MONTHS SUPPLY of INVENTORY (MSI)

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

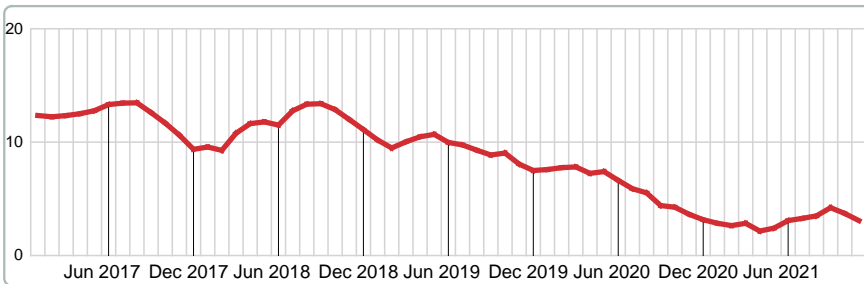
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2021



5 YEAR MARKET ACTIVITY TRENDS

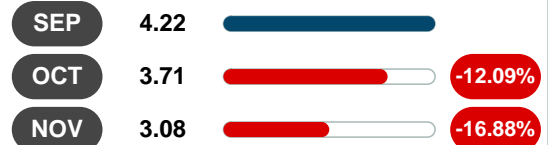


3 MONTHS

5 year NOV AVG = 7.48

High Aug 2017 13.47 Low Apr 2021 2.16

Months Supply this month at **3.08**
below the 5 yr NOV average of **7.48**



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	4	5.33%	1.26	0.89	2.18	0.00	0.00
\$50,001 - \$125,000	13	17.33%	2.14	4.00	1.44	2.40	0.00
\$125,001 - \$200,000	9	12.00%	1.54	0.00	2.09	1.00	0.00
\$200,001 - \$300,000	21	28.00%	4.94	6.86	5.57	2.57	6.00
\$300,001 - \$425,000	11	14.67%	4.13	12.00	3.16	4.50	6.00
\$425,001 - \$600,000	9	12.00%	5.40	0.00	7.50	5.14	2.40
\$600,001 and up	8	10.67%	12.00	0.00	16.00	6.00	24.00
Market Supply of Inventory (MSI)			3.08	2.40	3.13	3.12	6.00
Total Active Inventory by Units		100%	3.08	13	43	13	6

November 2021



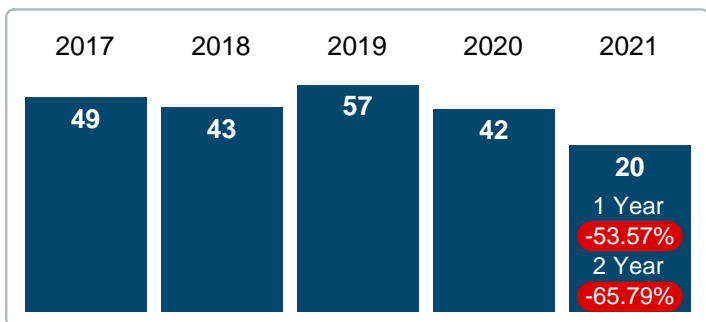
Area Delimited by County Of McIntosh - Residential Property Type



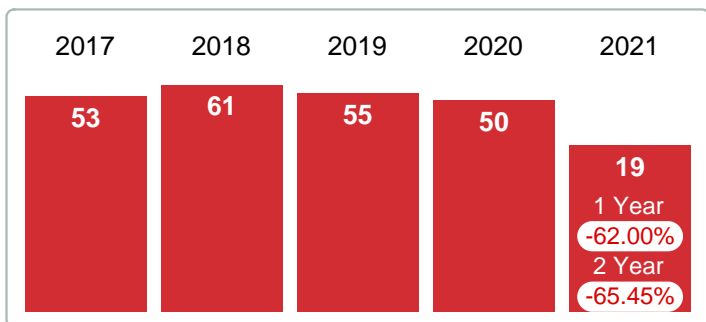
MEDIAN DAYS ON MARKET TO SALE

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

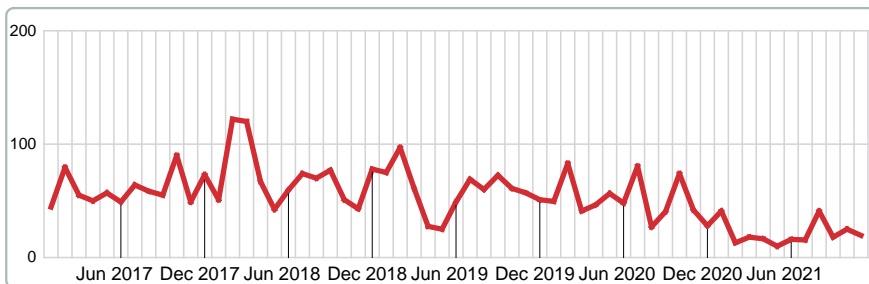
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

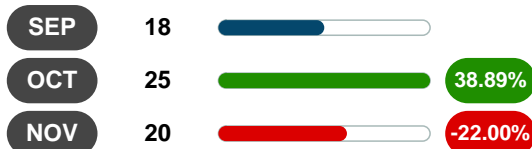


3 MONTHS

5 year NOV AVG = 42

High Feb 2018 122 Low May 2021 10

Median Days on Market to Sale this month at 20 below the 5 yr NOV average of 42



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	4.17%	3	3	0	0	0
\$50,001 - \$75,000	12.50%	59	0	59	149	0
\$75,001 - \$150,000	20.83%	17	14	17	49	0
\$150,001 - \$225,000	25.00%	20	78	7	0	0
\$225,001 - \$250,000	8.33%	43	0	43	0	0
\$250,001 - \$300,000	16.67%	23	1	7	107	0
\$300,001 and up	12.50%	3	0	2	0	64
Median Closed DOM		20	9	14	99	64
Total Closed Units	100%	19.5	4	15	4	1
Total Closed Volume		4,506,000	575.00K	2.84M	776.00K	320.00K

November 2021



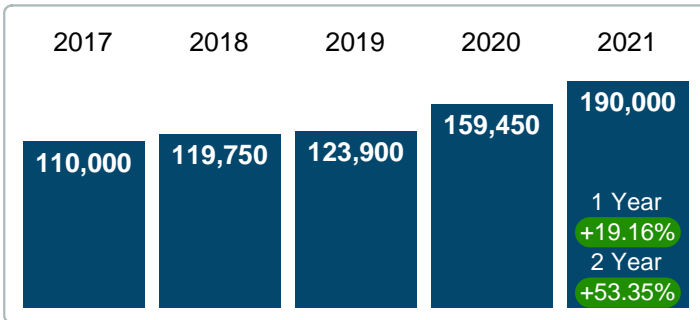
Area Delimited by County Of McIntosh - Residential Property Type



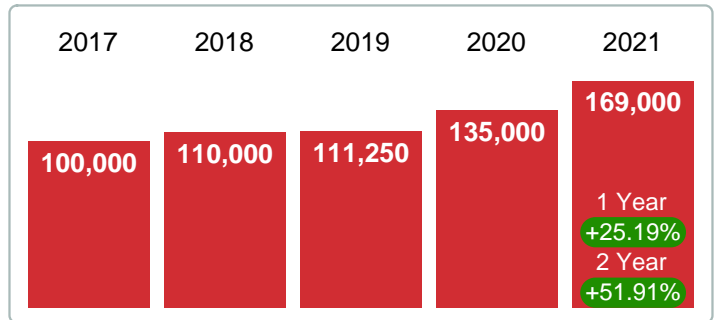
MEDIAN LIST PRICE AT CLOSING

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

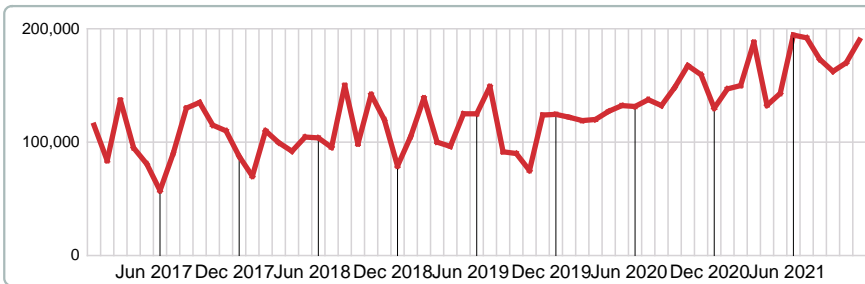
NOVEMBER



YEAR TO DATE (YTD)

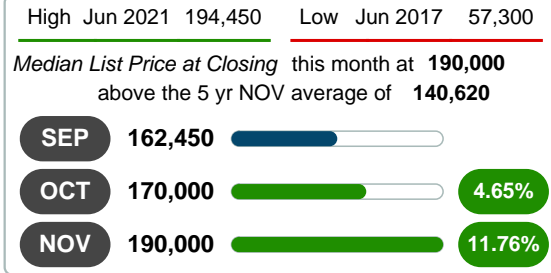


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 140,620



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	1	4.17%	35,000	35,000	0	0	0
\$50,001 - \$75,000	2	8.33%	57,500	0	57,500	0	0
\$75,001 - \$150,000	6	25.00%	102,500	120,000	90,000	97,500	0
\$150,001 - \$225,000	6	25.00%	190,000	165,000	205,000	0	0
\$225,001 - \$250,000	3	12.50%	240,000	0	240,000	0	0
\$250,001 - \$300,000	1	4.17%	260,000	260,000	0	0	0
\$300,001 and up	5	20.83%	325,000	0	337,000	320,000	350,000
Median List Price			190,000	142,500	205,000	215,000	350,000
Total Closed Units		100%	190,000	4	15	4	1
Total Closed Volume			4,609,800	580.00K	2.84M	835.00K	350.00K

November 2021



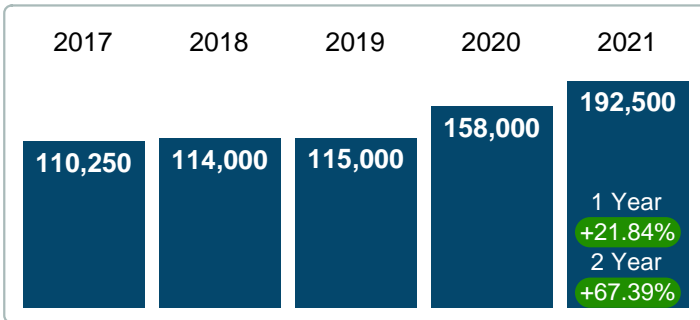
Area Delimited by County Of McIntosh - Residential Property Type



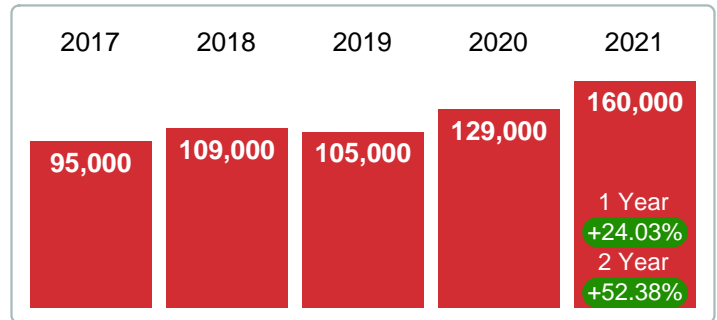
MEDIAN SOLD PRICE AT CLOSING

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

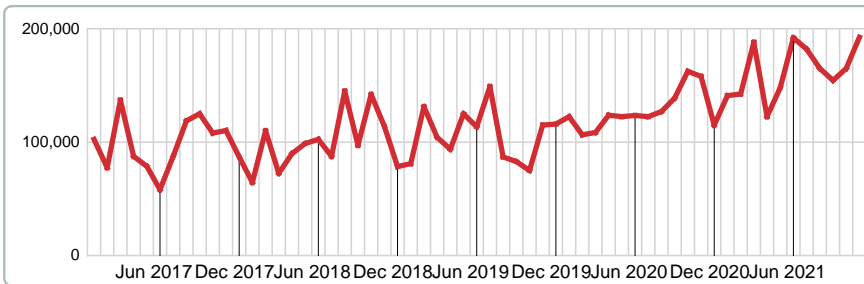
NOVEMBER



YEAR TO DATE (YTD)

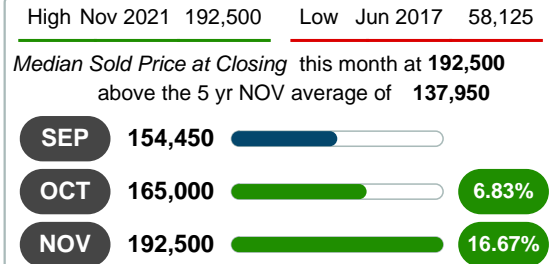


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 137,950



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	1	4.17%	35,000	35,000	0	0	0
\$50,001 - \$75,000	3	12.50%	60,000	0	56,000	74,000	0
\$75,001 - \$150,000	5	20.83%	115,000	115,000	86,000	115,000	0
\$150,001 - \$225,000	6	25.00%	192,500	165,000	205,000	0	0
\$225,001 - \$250,000	2	8.33%	242,500	0	242,500	0	0
\$250,001 - \$300,000	4	16.67%	273,500	260,000	260,000	293,500	0
\$300,001 and up	3	12.50%	325,000	0	337,500	0	320,000
Median Sold Price			192,500	140,000	205,000	201,000	320,000
Total Closed Units		100%	192,500	4	15	4	1
Total Closed Volume			4,506,000	575.00K	2.84M	776.00K	320.00K

November 2021



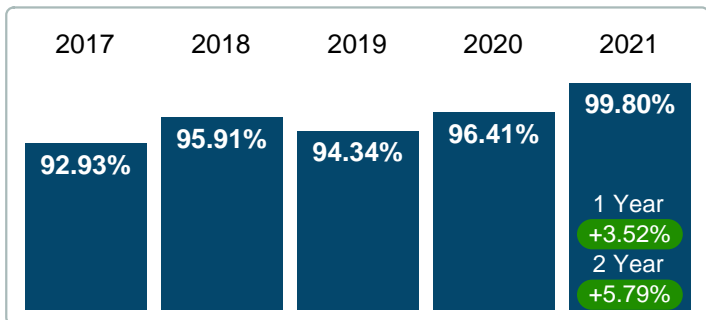
Area Delimited by County Of McIntosh - Residential Property Type



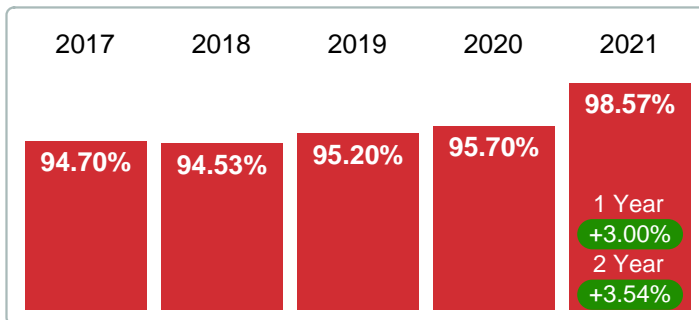
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

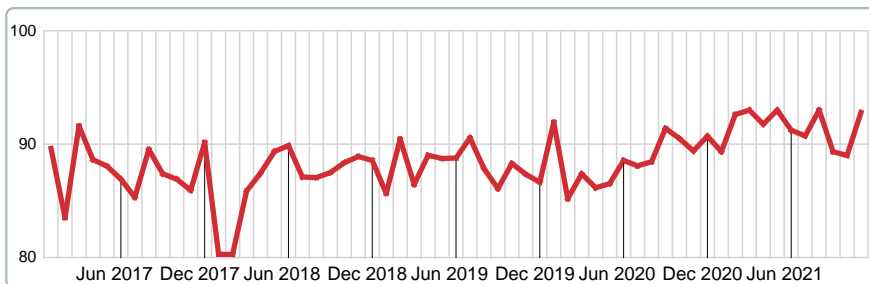
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

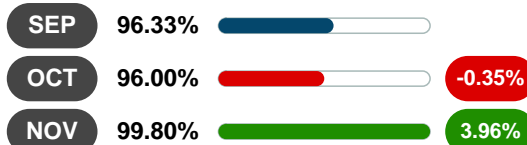


3 MONTHS

5 year NOV AVG = 95.88%

High Aug 2021 100.00% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **99.80%**
above the 5 yr NOV average of **95.88%**



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	<div style="width: 4.17%;"></div> 1	4.17%	100.00%	100.00%	0.00%	0.00%	0.00%
\$50,001 - \$75,000	<div style="width: 12.50%;"></div> 3	12.50%	94.55%	0.00%	97.27%	92.50%	0.00%
\$75,001 - \$150,000	<div style="width: 20.83%;"></div> 5	20.83%	95.83%	95.83%	95.56%	100.00%	0.00%
\$150,001 - \$225,000	<div style="width: 25.00%;"></div> 6	25.00%	100.00%	100.00%	100.00%	0.00%	0.00%
\$225,001 - \$250,000	<div style="width: 8.33%;"></div> 2	8.33%	101.25%	0.00%	101.25%	0.00%	0.00%
\$250,001 - \$300,000	<div style="width: 16.67%;"></div> 4	16.67%	97.62%	100.00%	104.00%	91.77%	0.00%
\$300,001 and up	<div style="width: 12.50%;"></div> 3	12.50%	93.12%	0.00%	100.41%	0.00%	91.43%
Median Sold/List Ratio		99.80%		100.00%	100.00%	93.87%	91.43%
Total Closed Units		24	100%	4	15	4	1
Total Closed Volume		4,506,000		575.00K	2.84M	776.00K	320.00K

November 2021



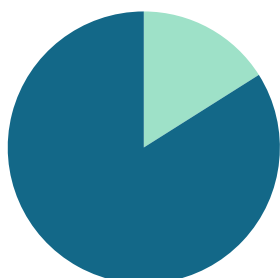
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY



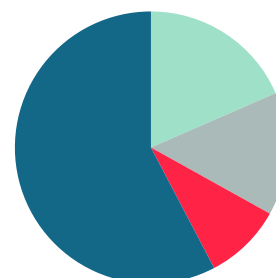
Inventory

- New Listings **17 = 16.04%**
- Start Inventory **89**
- Total Inventory Units **106**
- Volume **\$30,701,155**

Market Activity

- Closed Sales **24 = 18.46%**
- Pending Sales **19 = 14.62%**
- Other Off Market **12 = 9.23%**
- Active Inventory **75 = 57.69%**

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	20	24	20.00%	251	277	10.36%
Pending Sales	22	19	-13.64%	279	290	3.94%
New Listings	23	17	-26.09%	427	372	-12.88%
Median List Price	159,450	190,000	19.16%	135,000	169,000	25.19%
Median Sale Price	158,000	192,500	21.84%	129,000	160,000	24.03%
Median Percent of Selling Price to List Price	96.41%	99.80%	3.52%	95.70%	98.57%	3.00%
Median Days on Market to Sale	42.00	19.50	-53.57%	50.00	19.00	-62.00%
Monthly Inventory	81	75	-7.41%	81	75	-7.41%
Months Supply of Inventory	3.64	3.08	-15.33%	3.64	3.08	-15.33%

Absorption: Last 12 months, an Average of **24** Sales/Month

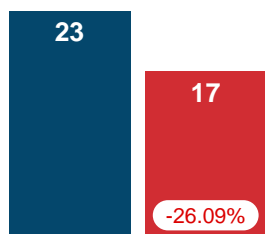
Inventory on November 30, 2021 = **75**

2020 **2021**

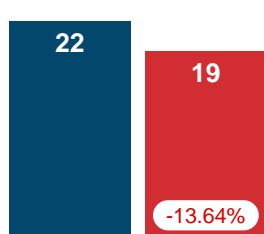
NOVEMBER MARKET

MEDIAN PRICES

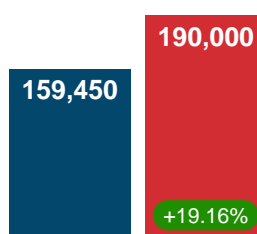
New Listings



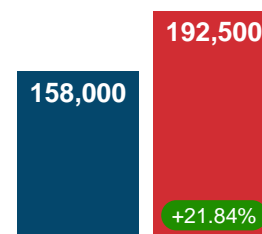
Pending Listings



List Price



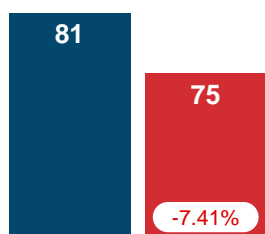
Sale Price



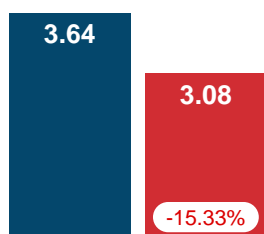
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

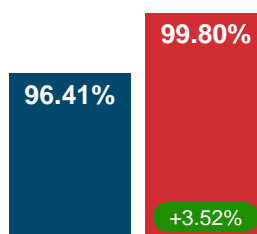
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

