

April 2022



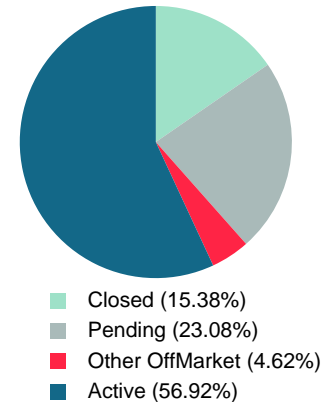
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 09, 2023 for MLS Technology Inc.

Compared Metrics	2021	April 2022	+/-%
Closed Listings	28	20	-28.57%
Pending Listings	40	30	-25.00%
New Listings	34	43	26.47%
Average List Price	181,661	267,220	47.10%
Average Sale Price	175,229	258,313	47.41%
Average Percent of Selling Price to List Price	95.61%	95.22%	-0.41%
Average Days on Market to Sale	43.25	56.35	30.29%
End of Month Inventory	51	74	45.10%
Months Supply of Inventory	2.16	3.05	41.11%



Absorption: Last 12 months, an Average of **24** Sales/Month
Active Inventory as of April 30, 2022 = **74**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2022 rose **45.10%** to 74 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 **3.05** 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 **47.41%** in April 2022 to \$258,313 versus the previous year at \$175,229.

Average Days on Market Lengthens

The average number of **56.35** days that homes spent on the market before selling increased by 13.10 days or **30.29%** in April 2022 compared to last year's same month at **43.25** DOM.

Sales Success for April 2022 is Positive

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

There were 43 New Listings in April 2022, up **26.47%** from last year at 34. Furthermore, there were 20 Closed Listings this month versus last year at 28, a **-28.57%** decrease.

Closed versus Listed trends yielded a **46.5%** ratio, down from previous year's, April 2021, at **82.4%**, a **43.52%** downswing. This will certainly create pressure on an increasing Monthly 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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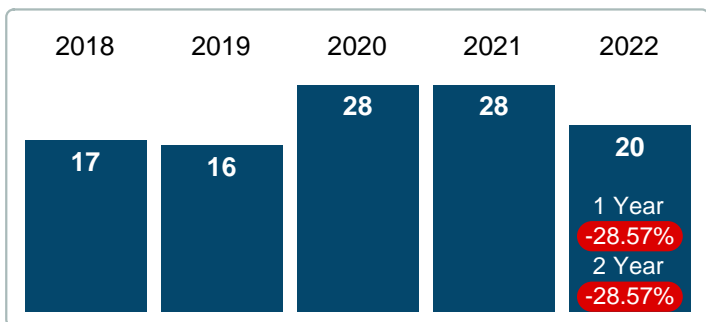
Area Delimited by County Of McIntosh - Residential Property Type



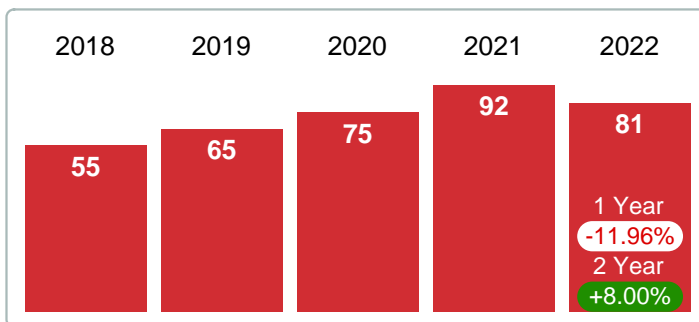
CLOSED LISTINGS

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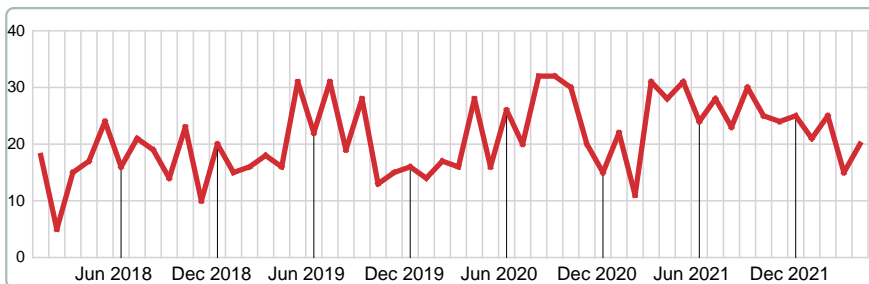
APRIL



YEAR TO DATE (YTD)

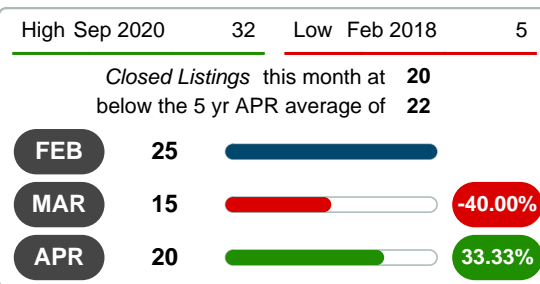


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 22



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	2	10.00%	143.5	1	1	0	0
\$100,001 - \$150,000	3	15.00%	8.7	2	0	1	0
\$150,001 - \$150,000	0	0.00%	0.0	0	0	0	0
\$150,001 - \$300,000	7	35.00%	66.1	2	5	0	0
\$300,001 - \$350,000	3	15.00%	16.0	1	1	1	0
\$350,001 - \$475,000	3	15.00%	26.7	0	2	1	0
\$475,001 and up	2	10.00%	111.5	0	1	1	0
Total Closed Units	20			6	10	4	0
Total Closed Volume	5,166,263	100%	56.4	1.05M	2.67M	1.44M	0.00B
Average Closed Price	\$258,313			\$175,667	\$266,776	\$361,125	\$0

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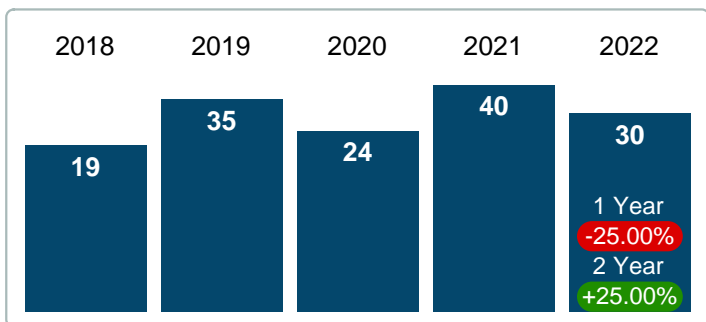
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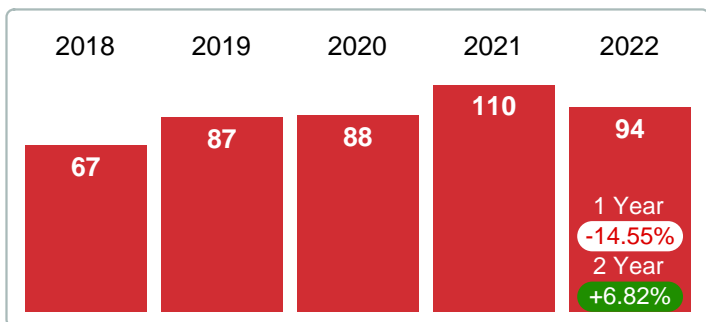
PENDING LISTINGS

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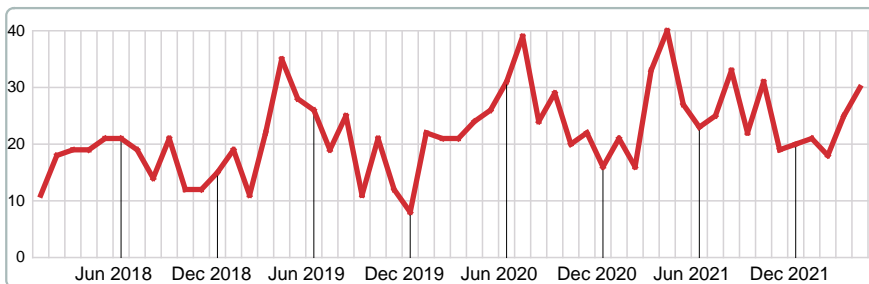
APRIL



YEAR TO DATE (YTD)

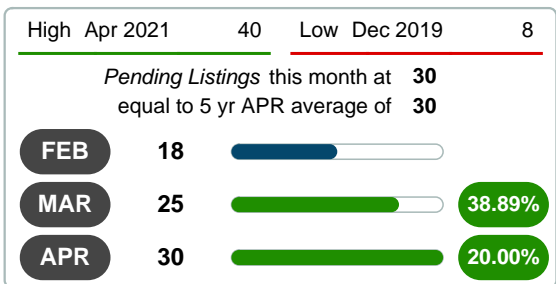


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 30



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	10.00%	30.7	2	1	0	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$175,000	7	23.33%	43.6	3	3	1	0
\$175,001 - \$250,000	7	23.33%	85.4	4	2	1	0
\$250,001 - \$300,000	6	20.00%	30.8	1	5	0	0
\$300,001 - \$450,000	5	16.67%	56.6	0	3	2	0
\$450,001 and up	2	6.67%	96.5	0	2	0	0
Total Pending Units	30			10	16	4	0
Total Pending Volume	7,506,499	100%	58.7	1.67M	4.81M	1.03M	0.00B
Average Listing Price	\$255,054			\$166,830	\$300,581	\$257,225	\$0

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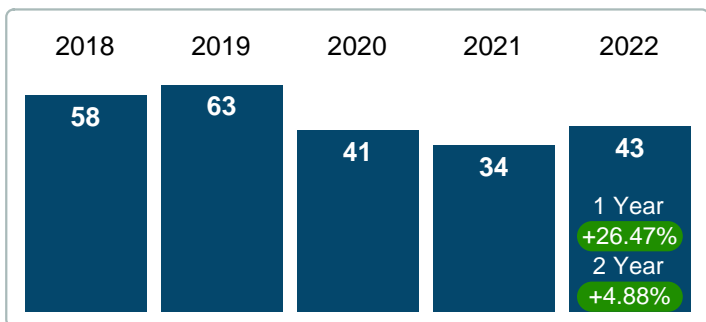
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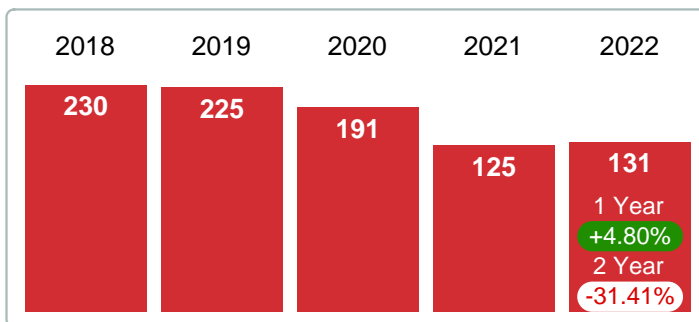
NEW LISTINGS

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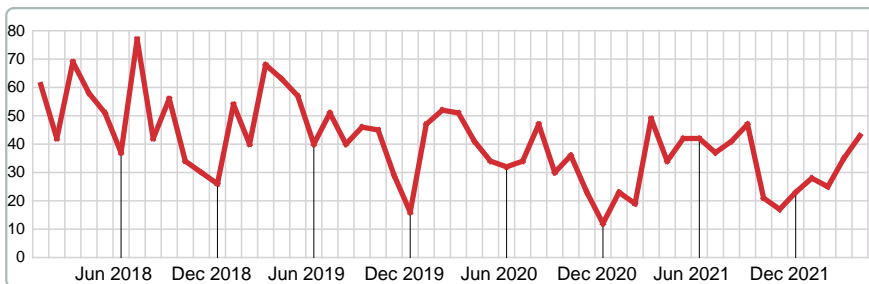
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 48

High Jul 2018 77 Low Dec 2020 12

New Listings this month at 43
below the 5 yr APR average of 48



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	6.98%	2	1	0	0
\$75,001 - \$125,000	8	18.60%	2	6	0	0
\$125,001 - \$150,000	4	9.30%	1	2	1	0
\$150,001 - \$225,000	10	23.26%	4	3	3	0
\$225,001 - \$325,000	9	20.93%	1	8	0	0
\$325,001 - \$525,000	5	11.63%	2	1	2	0
\$525,001 and up	4	9.30%	0	1	1	2
Total New Listed Units	43		12	22	7	2
Total New Listed Volume	11,235,194	100%	2.28M	4.74M	2.32M	1.90M
Average New Listed Listing Price	\$214,417		\$190,142	\$215,341	\$330,999	\$949,500

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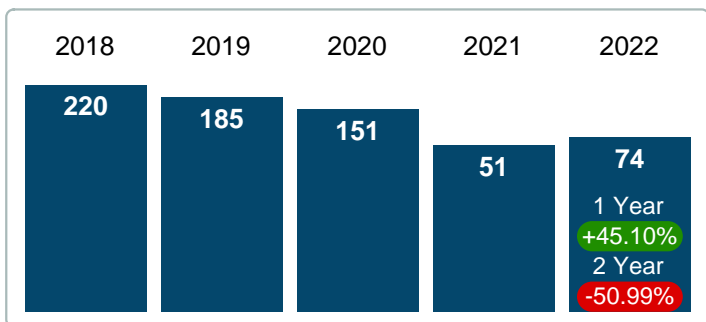
Area Delimited by County Of McIntosh - Residential Property Type



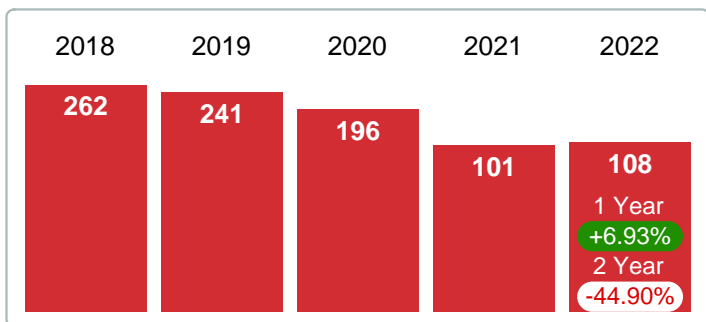
ACTIVE INVENTORY

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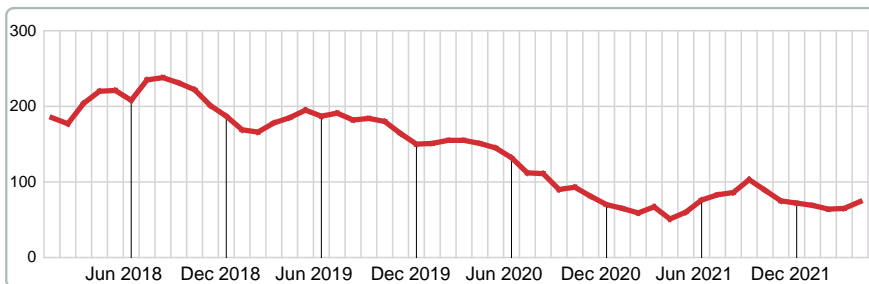
END OF APRIL



ACTIVE DURING APRIL

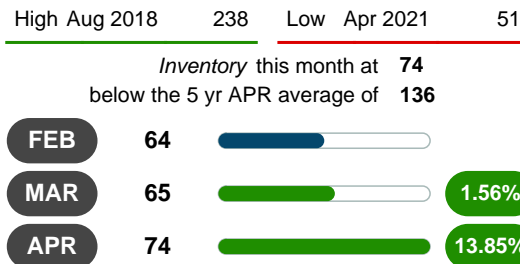


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 136



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	8.11%	50.3	4	2	0	0
\$75,001 - \$125,000	11	14.86%	19.6	4	6	1	0
\$125,001 - \$200,000	9	12.16%	90.3	0	9	0	0
\$200,001 - \$275,000	20	27.03%	68.3	1	13	6	0
\$275,001 - \$350,000	11	14.86%	70.5	3	5	2	1
\$350,001 - \$550,000	9	12.16%	50.1	2	1	6	0
\$550,001 and up	8	10.81%	49.9	0	2	2	4
Total Active Inventory by Units	74			14	38	17	5
Total Active Inventory by Volume	20,932,045	100%	58.4	2.70M	8.54M	5.96M	3.73M
Average Active Inventory Listing Price	\$282,865			\$192,550	\$224,799	\$350,588	\$746,800

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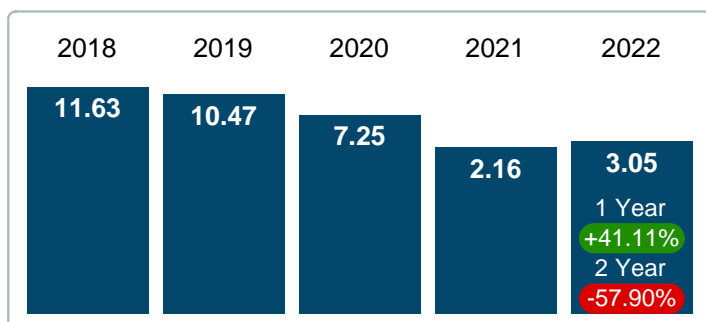
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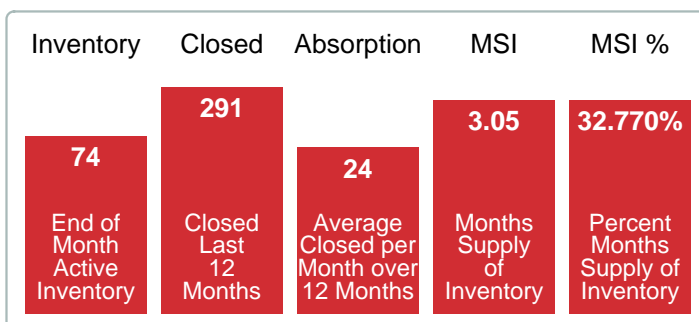
MONTHS SUPPLY of INVENTORY (MSI)

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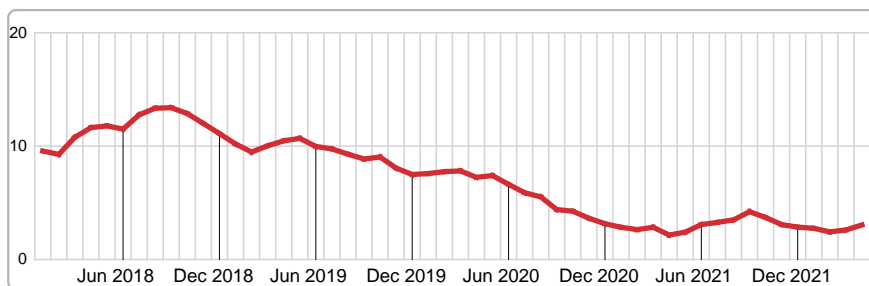
MSI FOR APRIL



INDICATORS FOR APRIL 2022

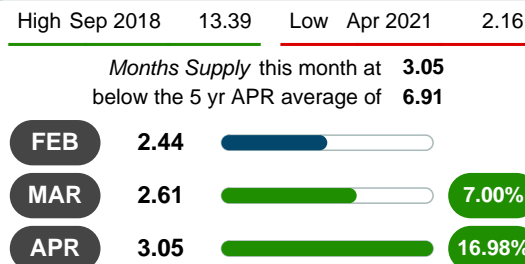


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 6.91



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
\$75,000 and less	6	8.11%	1.41	1.50	1.41	0.00	0.00
\$75,001 - \$125,000	11	14.86%	2.93	3.69	2.40	6.00	0.00
\$125,001 - \$200,000	9	12.16%	1.33	0.00	2.08	0.00	0.00
\$200,001 - \$275,000	20	27.03%	6.49	1.50	7.43	12.00	0.00
\$275,001 - \$350,000	11	14.86%	4.40	18.00	3.33	3.43	4.00
\$350,001 - \$550,000	9	12.16%	2.84	12.00	0.50	8.00	0.00
\$550,001 and up	8	10.81%	10.67	0.00	6.00	8.00	24.00
Market Supply of Inventory (MSI)			3.05	2.27	2.75	4.98	6.00
Total Active Inventory by Units		100%	3.05	14	38	17	5

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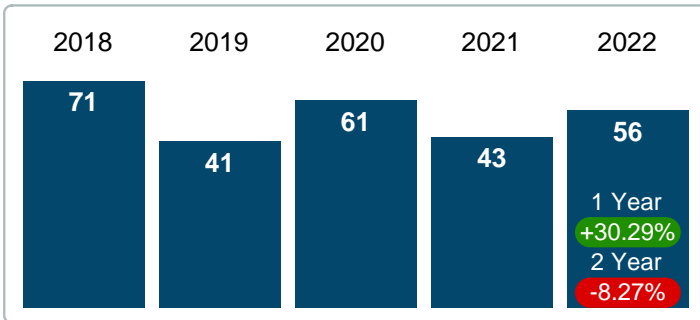
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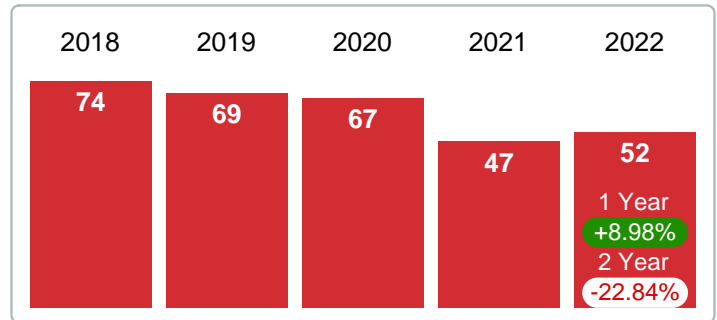
AVERAGE DAYS ON MARKET TO SALE

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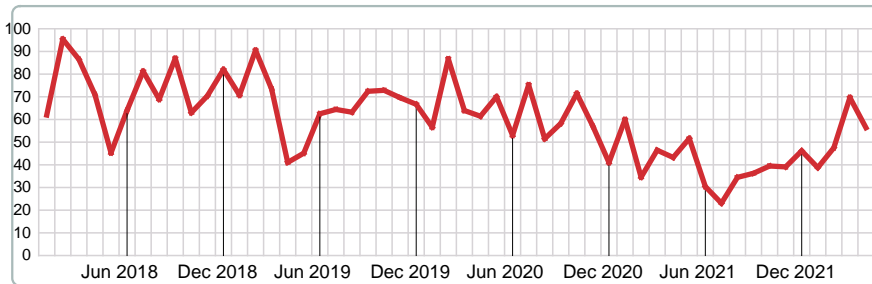
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 55

High Feb 2018 95 Low Jul 2021 23

Average Days on Market to Sale this month at 56 above the 5 yr APR average of 55



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
\$100,000 and less	2	10.00%	144	131	156	0	0
\$100,001 - \$150,000	3	15.00%	9	6	0	14	0
\$150,001 - \$150,000	0	0.00%	0	0	0	0	0
\$150,001 - \$300,000	7	35.00%	66	12	88	0	0
\$300,001 - \$350,000	3	15.00%	16	16	11	21	0
\$350,001 - \$475,000	3	15.00%	27	0	32	17	0
\$475,001 and up	2	10.00%	112	0	219	4	0
Average Closed DOM			56	30	89	14	0
Total Closed Units		100%	56	6	10	4	
Total Closed Volume			5,166,263	1.05M	2.67M	1.44M	0.00B

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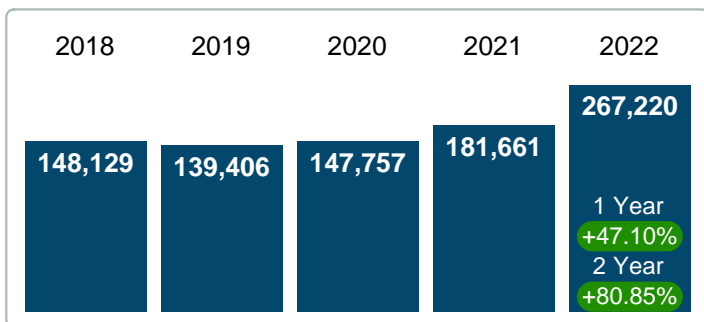
Area Delimited by County Of McIntosh - Residential Property Type



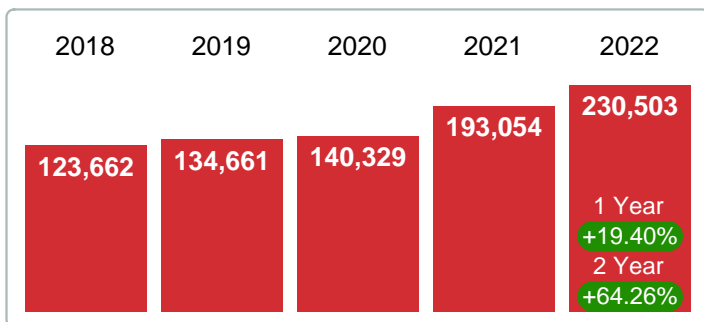
AVERAGE LIST PRICE AT CLOSING

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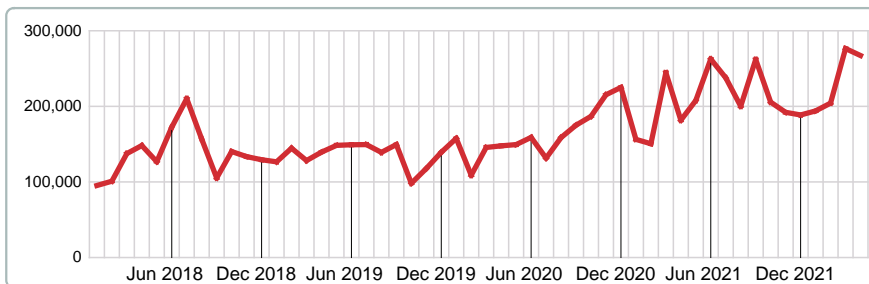
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

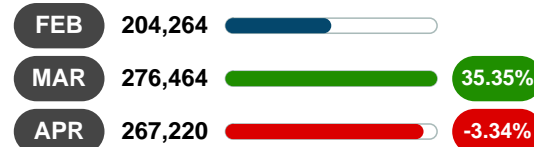


3 MONTHS

5 year APR AVG = 176,835

High Mar 2022 276,464 Low Jan 2018 95,292

Average List Price at Closing this month at **267,220**
above the 5 yr APR average of **176,835**



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
\$100,000 and less	10.00%	59,500	80,000	39,000	0	0
\$100,001 - \$150,000	10.00%	129,500	129,500	0	153,500	0
\$150,001 - \$150,000	0.00%	0	0	0	0	0
\$150,001 - \$300,000	40.00%	189,375	204,500	190,500	0	0
\$300,001 - \$350,000	15.00%	341,633	349,900	325,000	350,000	0
\$350,001 - \$475,000	10.00%	409,500	0	409,500	498,000	0
\$475,001 and up	15.00%	535,833	0	610,000	499,500	0
Average List Price		267,220	182,983	274,550	375,250	0
Total Closed Units	100%	267,220	6	10	4	
Total Closed Volume		5,344,400	1.10M	2.75M	1.50M	0.00B

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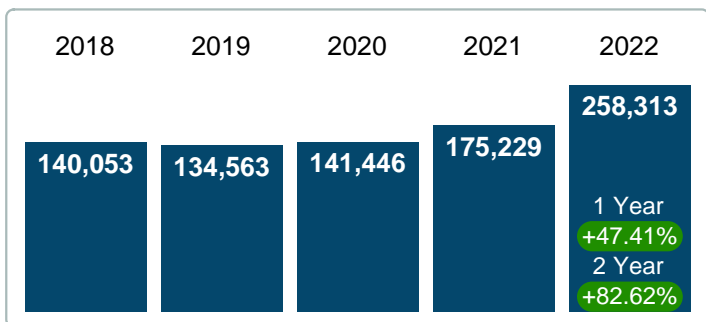
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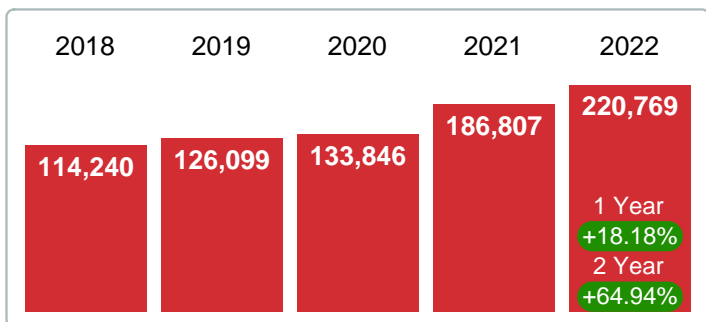
AVERAGE SOLD PRICE AT CLOSING

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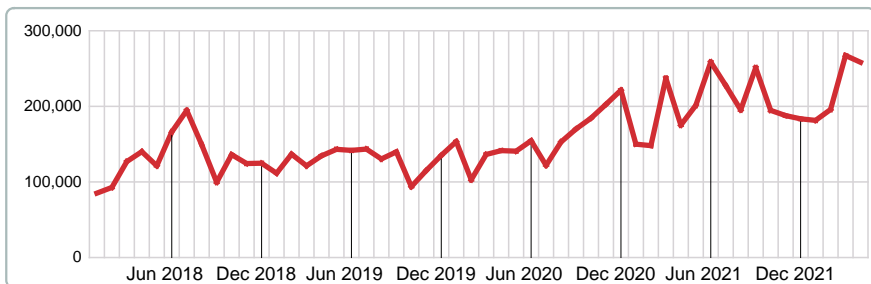
APRIL



YEAR TO DATE (YTD)

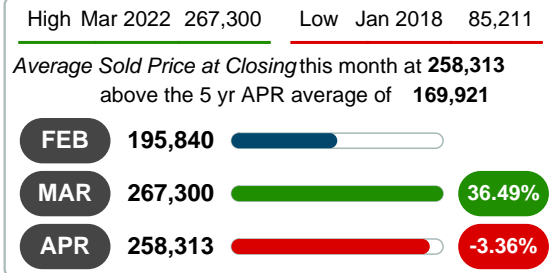


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 169,921



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
\$100,000 and less	10.00%	45,882	65,000	26,763	0	0
\$100,001 - \$150,000	15.00%	138,333	132,500	0	150,000	0
\$150,001 - \$150,000	0.00%	0	0	0	0	0
\$150,001 - \$300,000	35.00%	188,714	202,000	183,400	0	0
\$300,001 - \$350,000	15.00%	321,667	320,000	310,000	335,000	0
\$350,001 - \$475,000	15.00%	416,333	0	394,500	460,000	0
\$475,001 and up	10.00%	562,250	0	625,000	499,500	0
Average Sold Price		258,313	175,667	266,776	361,125	0
Total Closed Units	100%	258,313	6	10	4	
Total Closed Volume		5,166,263	1.05M	2.67M	1.44M	0.00B

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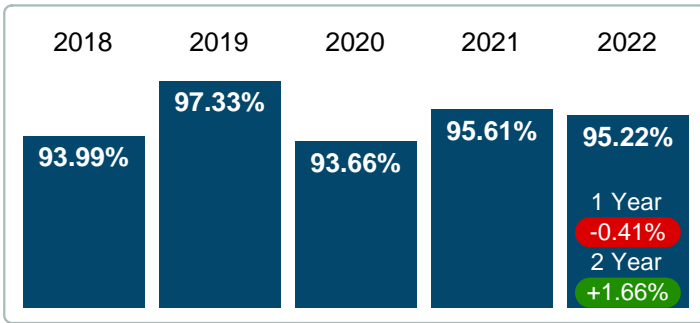
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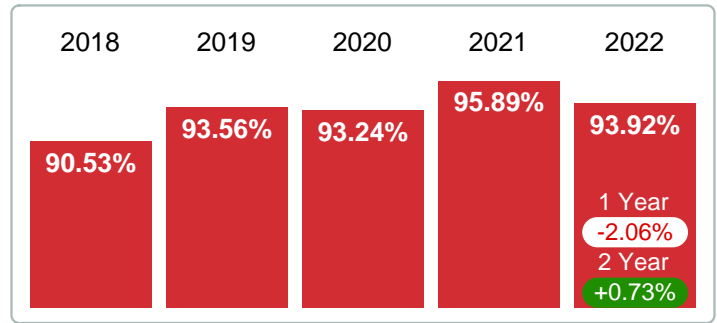
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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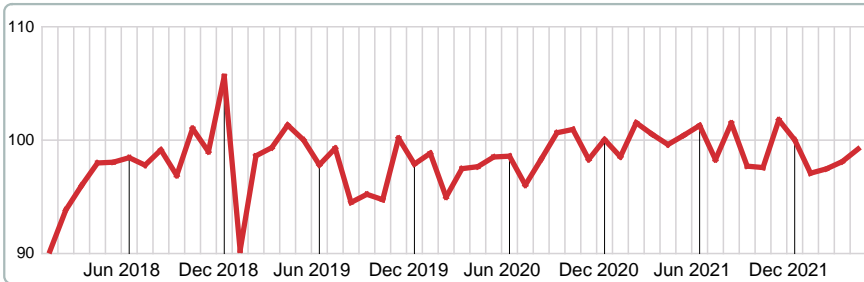
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

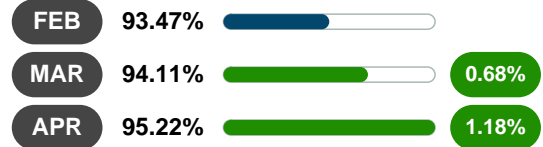


3 MONTHS

5 year APR AVG = 95.16%

High Dec 2018 101.62% Low Jan 2018 86.22%

Average Sold/List Ratio this month at **95.22%**
equal to 5 yr APR average of **95.16%**



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
\$100,000 and less	2	10.00%	74.94%	81.25%	68.62%	0.00%	0.00%
\$100,001 - \$150,000	3	15.00%	100.68%	102.16%	0.00%	97.72%	0.00%
\$150,001 - \$150,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$150,001 - \$300,000	7	35.00%	97.39%	98.96%	96.76%	0.00%	0.00%
\$300,001 - \$350,000	3	15.00%	94.18%	91.45%	95.38%	95.71%	0.00%
\$350,001 - \$475,000	3	15.00%	95.23%	0.00%	96.67%	92.37%	0.00%
\$475,001 and up	2	10.00%	101.23%	0.00%	102.46%	100.00%	0.00%
Average Sold/List Ratio		95.20%		95.82%	94.36%	96.45%	0.00%
Total Closed Units		20	100%	95.20%	6	10	4
Total Closed Volume		5,166,263			1.05M	2.67M	1.44M

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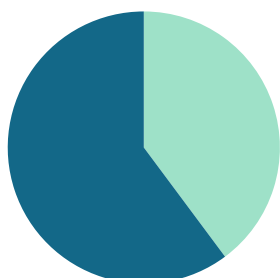
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Aug 09, 2023 for MLS Technology Inc.

INVENTORY

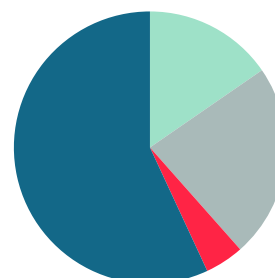


Inventory
 New Listings
43 = 39.81%
 Start Inventory
65
 Total Inventory Units
108
 Volume
\$30,005,444

Market Activity

Closed Sales
20 = 15.38%
 Pending Sales
30 = 23.08%
 Other Off Market
6 = 4.62%
 Active Inventory
74 = 56.92%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	28	20	-28.57%	92	81	-11.96%
Pending Sales	40	30	-25.00%	110	94	-14.55%
New Listings	34	43	26.47%	125	131	4.80%
Average List Price	181,661	267,220	47.10%	193,054	230,503	19.40%
Average Sale Price	175,229	258,313	47.41%	186,807	220,769	18.18%
Average Percent of Selling Price to List Price	95.61%	95.22%	-0.41%	95.89%	93.92%	-2.06%
Average Days on Market to Sale	43.25	56.35	30.29%	47.28	51.53	8.98%
Monthly Inventory	51	74	45.10%	51	74	45.10%
Months Supply of Inventory	2.16	3.05	41.11%	2.16	3.05	41.11%

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

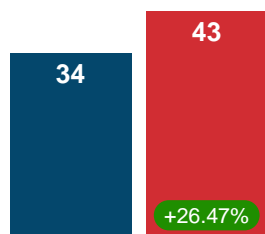
Inventory on April 30, 2022 = **74**

2021 **2022**

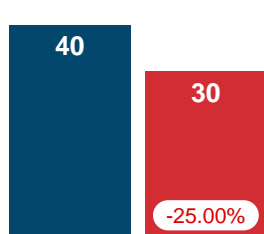
APRIL MARKET

AVERAGE PRICES

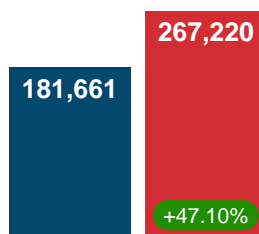
New Listings



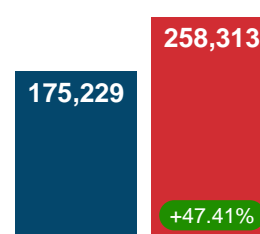
Pending Listings



List Price



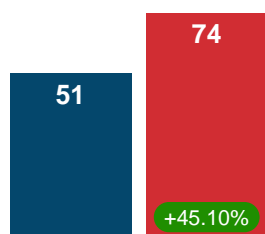
Sale Price



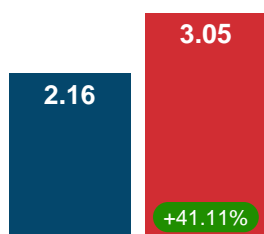
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

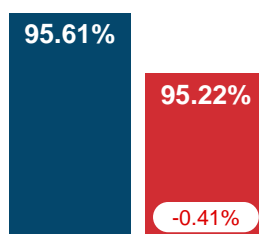
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

