

April 2022



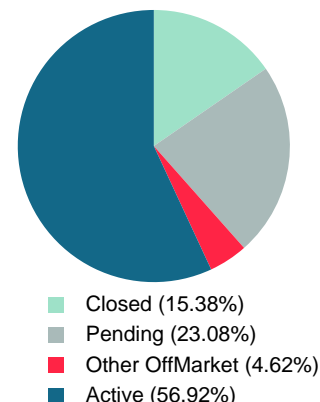
Area Delimited by County Of McIntosh - Residential Property Type



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%
Median List Price	132,500	215,000	62.26%
Median Sale Price	122,500	203,500	66.12%
Median Percent of Selling Price to List Price	98.76%	97.82%	-0.96%
Median Days on Market to Sale	16.50	19.00	15.15%
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.

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 **66.12%** in April 2022 to \$203,500 versus the previous year at \$122,500.

Median Days on Market Lengthens

The median number of **19.00** days that homes spent on the market before selling increased by 2.50 days or **15.15%** in April 2022 compared to last year's same month at **16.50** DOM.

Sales Success for April 2022 is Positive

Overall, with Median 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.

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

April 2022



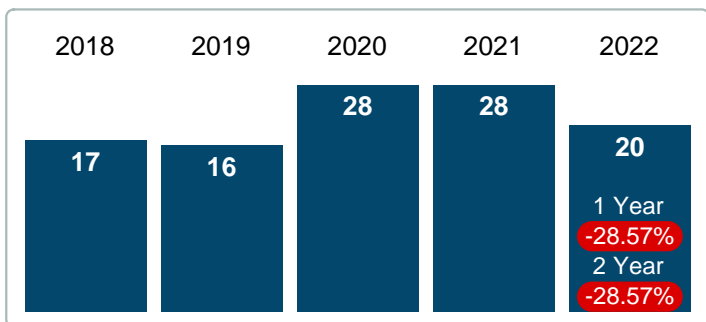
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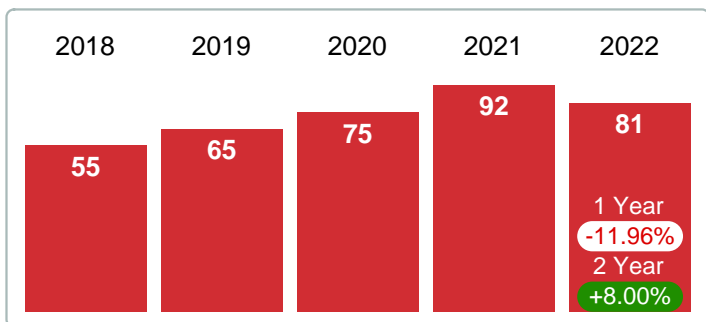
CLOSED LISTINGS

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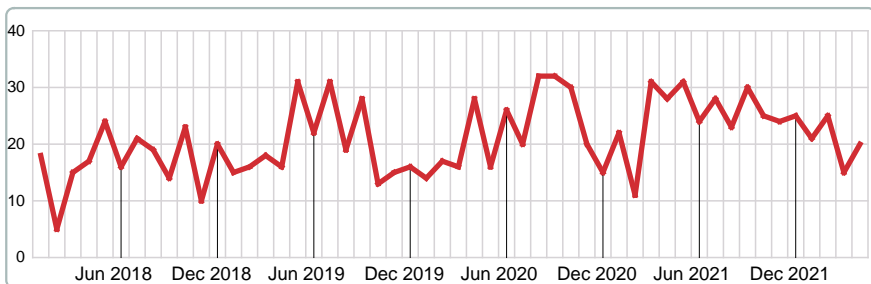
APRIL



YEAR TO DATE (YTD)

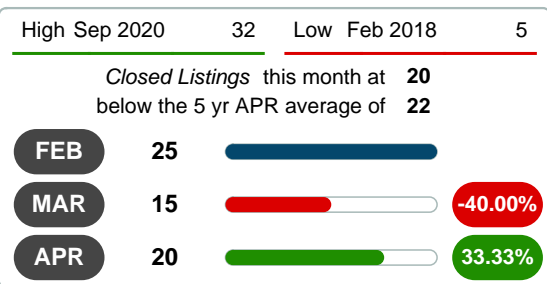


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 22



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	11.0	2	0	1	0
\$150,001 - \$150,000	0	0.00%	11.0	0	0	0	0
\$150,001 - \$300,000	7	35.00%	43.0	2	5	0	0
\$300,001 - \$350,000	3	15.00%	16.0	1	1	1	0
\$350,001 - \$475,000	3	15.00%	17.0	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%	19.0	1.05M	2.67M	1.44M	0.00B
Median Closed Price	\$203,500			\$157,000	\$203,500	\$397,500	\$0

April 2022



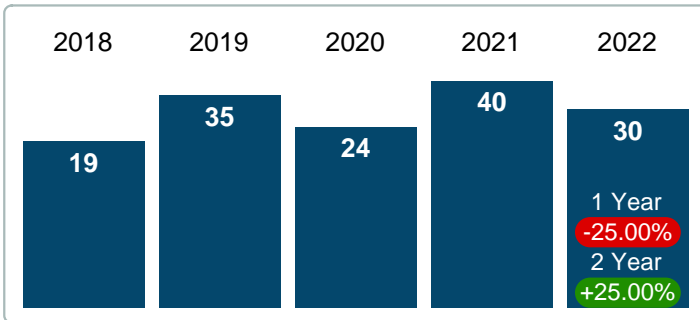
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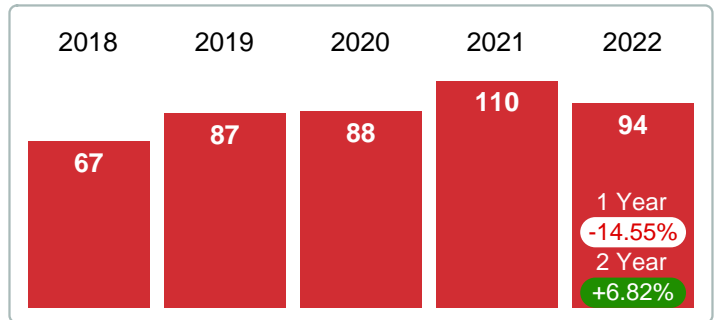
PENDING LISTINGS

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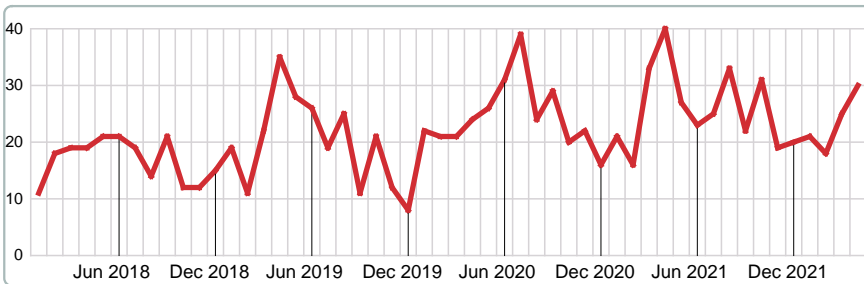
APRIL



YEAR TO DATE (YTD)

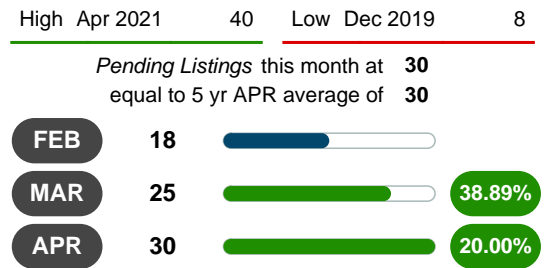


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 30



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	10.00%	19.0	2	1	0	0
\$125,001 - \$125,000	0	0.00%	19.0	0	0	0	0
\$125,001 - \$175,000	7	23.33%	14.0	3	3	1	0
\$175,001 - \$250,000	7	23.33%	31.0	4	2	1	0
\$250,001 - \$300,000	6	20.00%	16.0	1	5	0	0
\$300,001 - \$450,000	5	16.67%	37.0	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%	28.0	1.67M	4.81M	1.03M	0.00B
Median Listing Price	\$227,450			\$172,500	\$269,450	\$270,000	\$0

April 2022



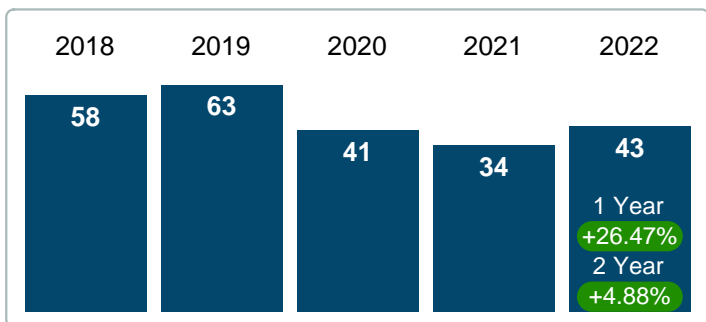
Area Delimited by County Of McIntosh - Residential Property Type



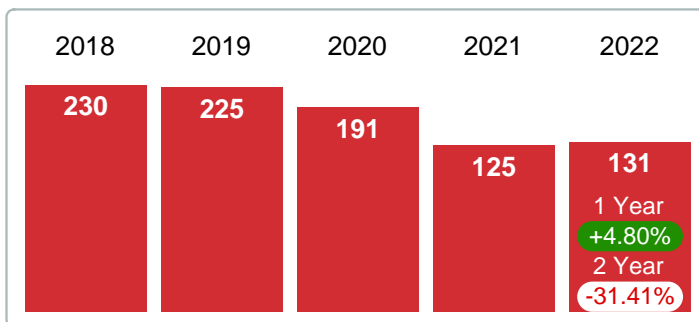
NEW LISTINGS

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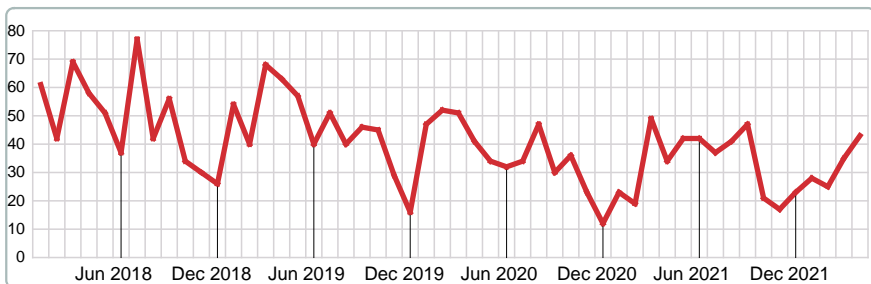
APRIL



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**

Month	New Listings	% of APR Avg
FEB	25	
MAR	35	40.00%
APR	43	22.86%

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
Median New Listed Listing Price	\$218,000		\$178,500	\$196,500	\$225,000	\$949,500

April 2022



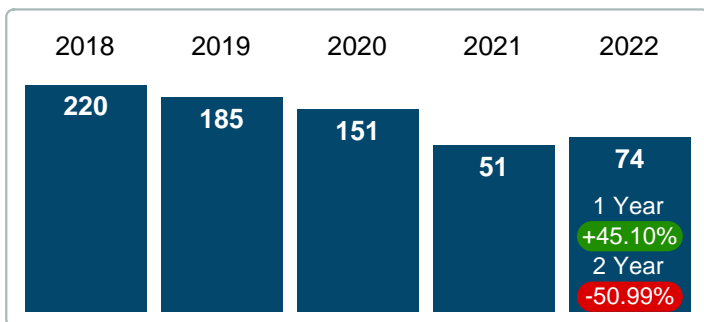
Area Delimited by County Of McIntosh - Residential Property Type



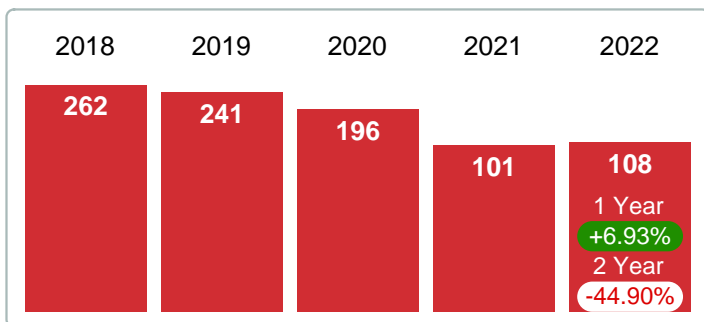
ACTIVE INVENTORY

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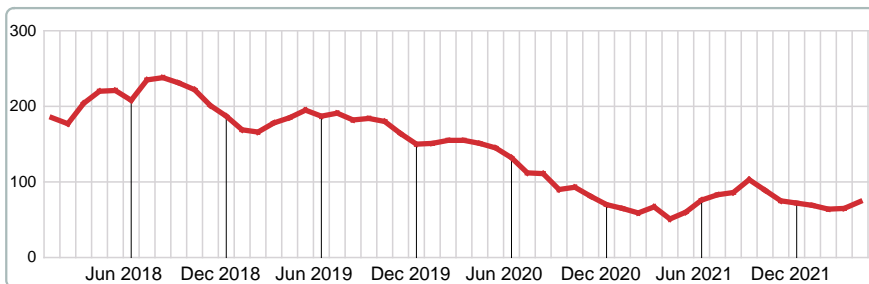
END OF APRIL



ACTIVE DURING APRIL

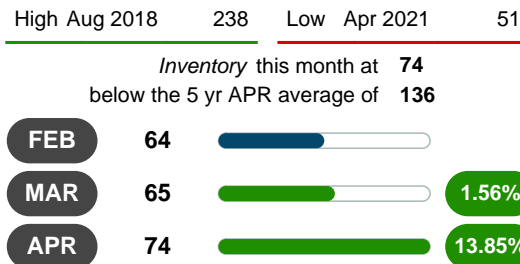


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 136



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	8.11%	46.5	4	2	0	0
\$75,001 - \$125,000	11	14.86%	22.0	4	6	1	0
\$125,001 - \$200,000	9	12.16%	78.0	0	9	0	0
\$200,001 - \$275,000	20	27.03%	27.5	1	13	6	0
\$275,001 - \$350,000	11	14.86%	44.0	3	5	2	1
\$350,001 - \$550,000	9	12.16%	41.0	2	1	6	0
\$550,001 and up	8	10.81%	33.5	0	2	2	4
Total Active Inventory by Units	74			14	38	17	5
Total Active Inventory by Volume	20,932,045	100%	31.0	2.70M	8.54M	5.96M	3.73M
Median Active Inventory Listing Price	\$242,500			\$121,750	\$221,450	\$349,000	\$699,000

April 2022



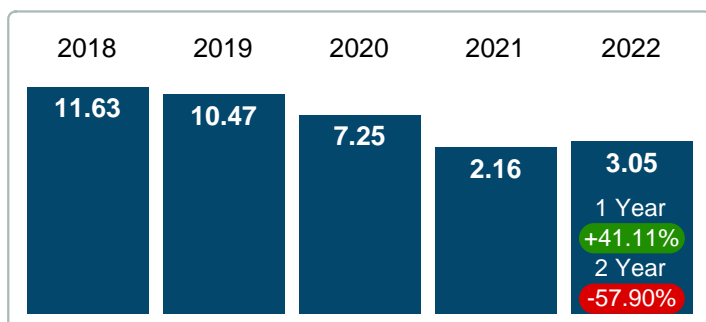
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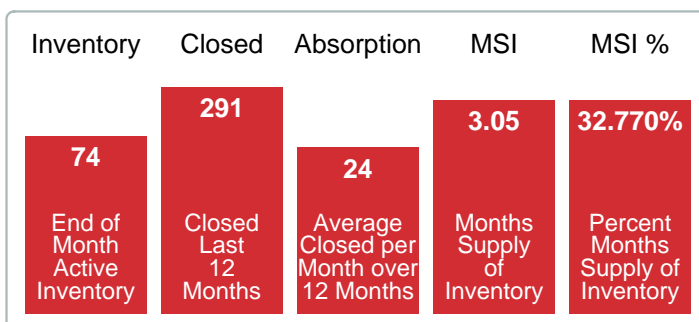
MONTHS SUPPLY of INVENTORY (MSI)

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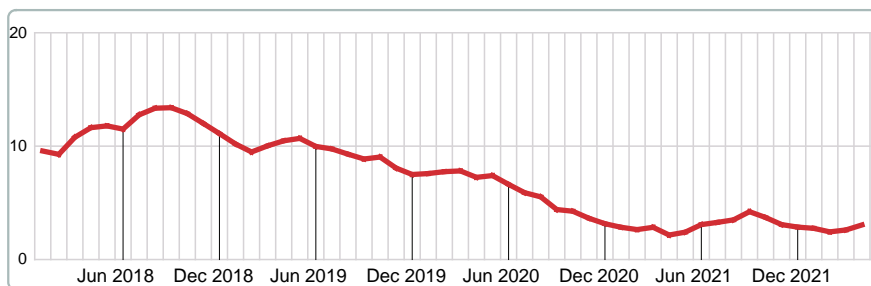
MSI FOR APRIL



INDICATORS FOR APRIL 2022



5 YEAR MARKET ACTIVITY TRENDS

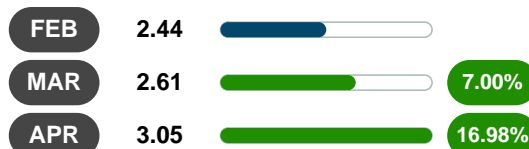


3 MONTHS

5 year APR AVG = 6.91

High Sep 2018 13.39 Low Apr 2021 2.16

Months Supply this month at **3.05**
below the 5 yr APR average of **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

April 2022



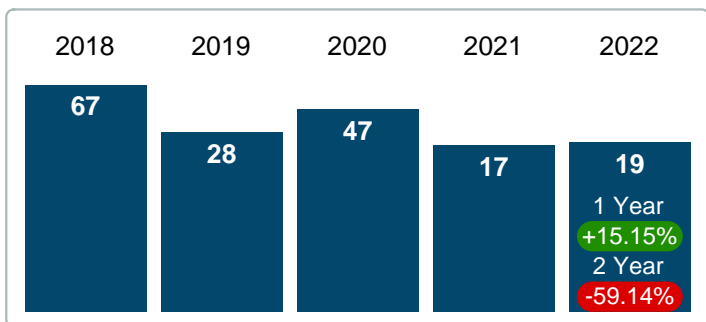
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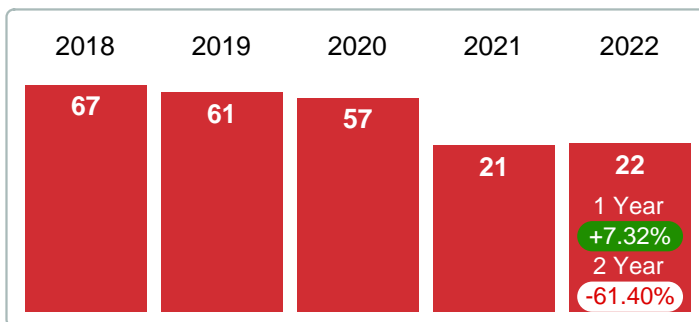
MEDIAN DAYS ON MARKET TO SALE

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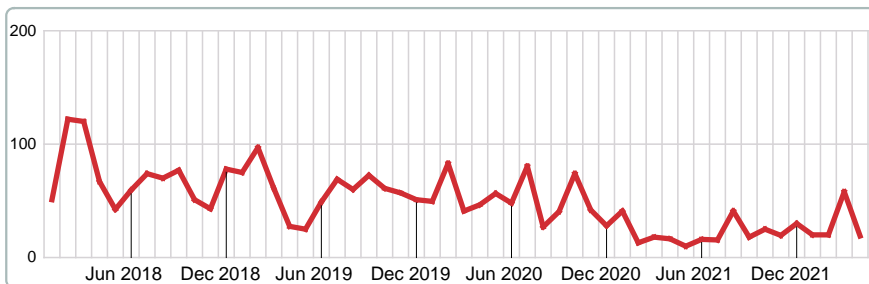
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

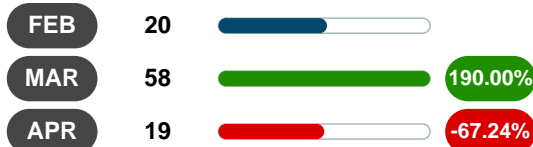


3 MONTHS

5 year APR AVG = 35

High Feb 2018 122 Low May 2021 10

Median Days on Market to Sale this month at 19 below the 5 yr APR average of 35



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
\$100,000 and less	10.00%	144	131	156	0	0
\$100,001 - \$150,000	15.00%	11	6	0	14	0
\$150,001 - \$150,000	0.00%	11	0	0	0	0
\$150,001 - \$300,000	35.00%	43	12	52	0	0
\$300,001 - \$350,000	15.00%	16	16	11	21	0
\$350,001 - \$475,000	15.00%	17	0	32	17	0
\$475,001 and up	10.00%	112	0	219	4	0
Median Closed DOM		19	14	52	16	0
Total Closed Units	100%	19.0	6	10	4	
Total Closed Volume		5,166,263	1.05M	2.67M	1.44M	0.00B

April 2022



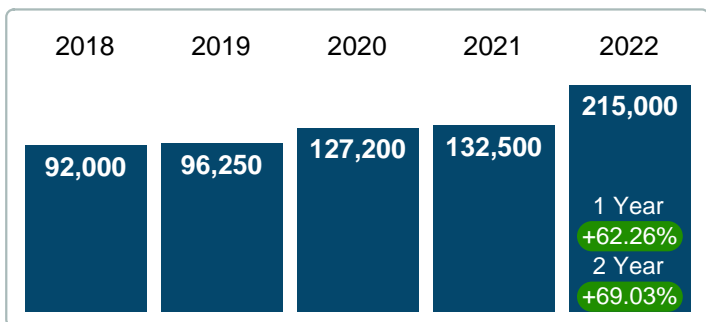
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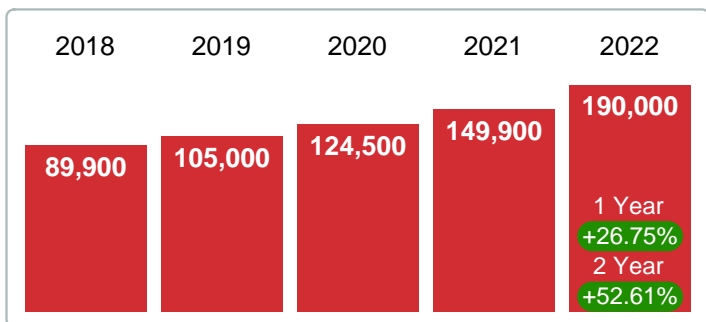
MEDIAN LIST PRICE AT CLOSING

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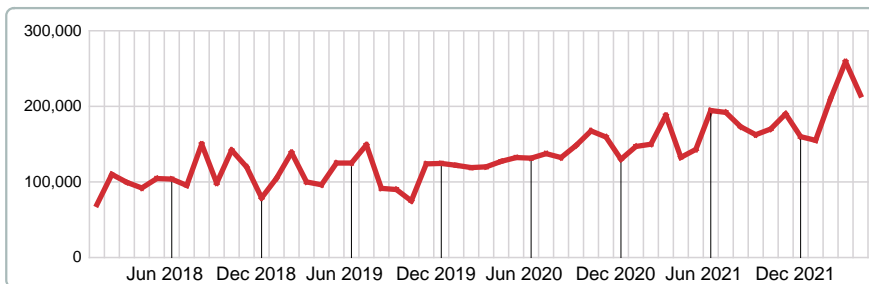
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

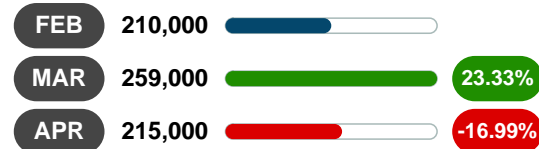


3 MONTHS

5 year APR AVG = 132,590

High Mar 2022 259,000 Low Jan 2018 70,000

Median List Price at Closing this month at **215,000**
above the 5 yr APR average of **132,590**



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
\$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	0	0
\$150,001 - \$150,000	0.00%	129,500	0	0	0	0
\$150,001 - \$300,000	40.00%	174,250	204,500	179,000	153,500	0
\$300,001 - \$350,000	15.00%	349,900	349,900	325,000	350,000	0
\$350,001 - \$475,000	10.00%	409,500	0	409,500	0	0
\$475,001 and up	15.00%	499,500	0	610,000	498,750	0
Median List Price		215,000	154,000	217,500	424,000	0
Total Closed Units	100%	215,000	6	10	4	0
Total Closed Volume		5,344,400	1.10M	2.75M	1.50M	0.00B

April 2022



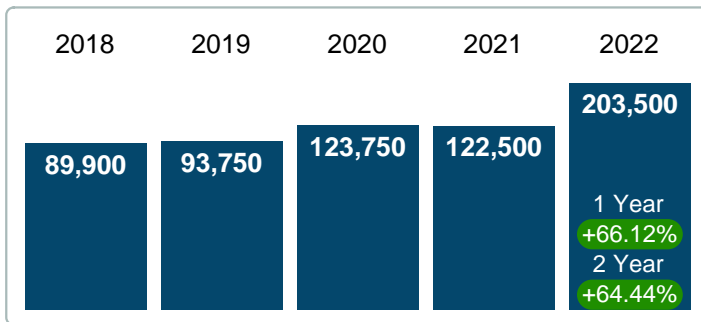
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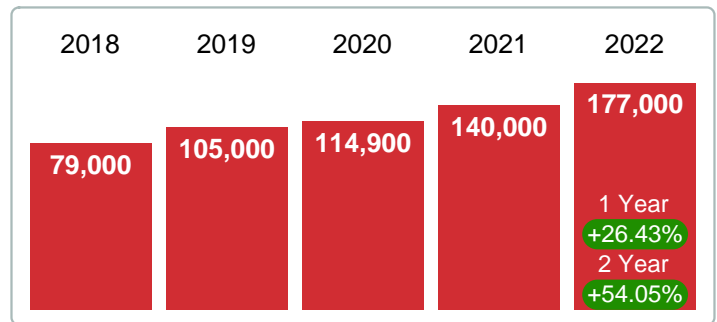
MEDIAN SOLD PRICE AT CLOSING

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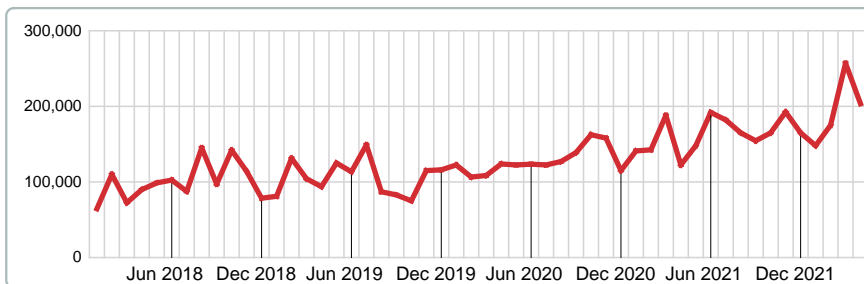
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

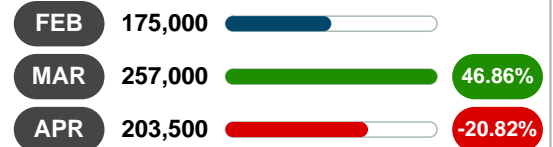


3 MONTHS

5 year APR AVG = 126,680

High Mar 2022 257,000 Low Jan 2018 64,500

Median Sold Price at Closing this month at **203,500**
above the 5 yr APR average of **126,680**



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
\$100,000 and less	2	10.00%	45,882	65,000	26,763	0	0
\$100,001 - \$150,000	3	15.00%	145,000	132,500	0	150,000	0
\$150,001 - \$150,000	0	0.00%	145,000	0	0	0	0
\$150,001 - \$300,000	7	35.00%	179,000	202,000	179,000	0	0
\$300,001 - \$350,000	3	15.00%	320,000	320,000	310,000	335,000	0
\$350,001 - \$475,000	3	15.00%	420,000	0	394,500	460,000	0
\$475,001 and up	2	10.00%	562,250	0	625,000	499,500	0
Median Sold Price			203,500	157,000	203,500	397,500	0
Total Closed Units		100%	203,500	6	10	4	
Total Closed Volume			5,166,263	1.05M	2.67M	1.44M	0.00B

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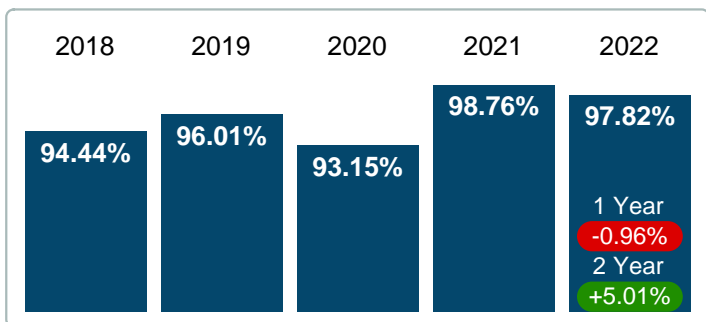
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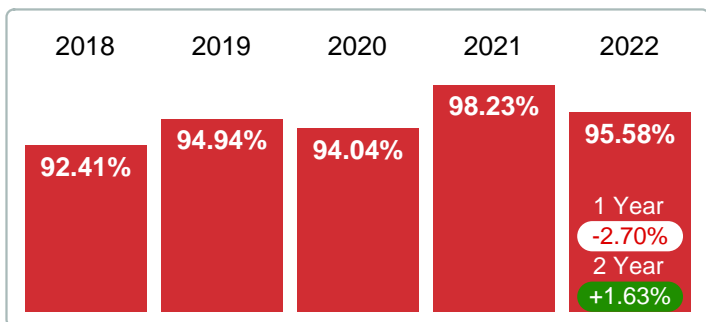
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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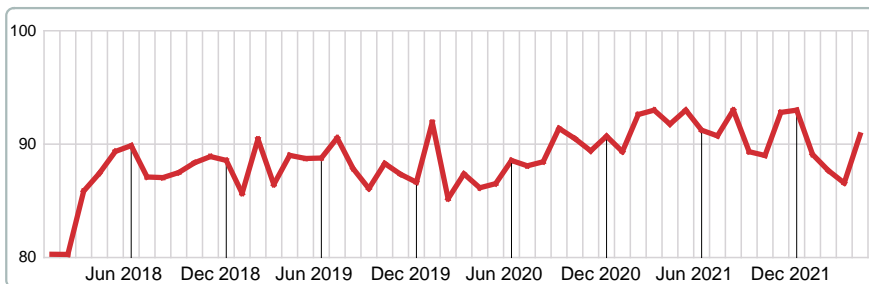
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

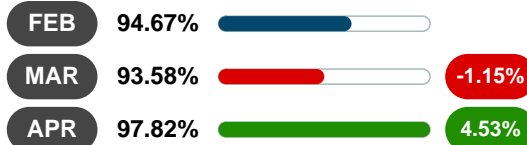


3 MONTHS

5 year APR AVG = 96.04%

High Dec 2021 100.00% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **97.82%**
above the 5 yr APR average of **96.04%**



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
\$100,000 and less	2	10.00%	74.94%	81.25%	68.62%	0.00%	0.00%
\$100,001 - \$150,000	3	15.00%	100.00%	102.16%	0.00%	97.72%	0.00%
\$150,001 - \$150,000	0	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
\$150,001 - \$300,000	7	35.00%	98.42%	98.96%	98.42%	0.00%	0.00%
\$300,001 - \$350,000	3	15.00%	95.38%	91.45%	95.38%	95.71%	0.00%
\$350,001 - \$475,000	3	15.00%	93.33%	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%
Median Sold/List Ratio		97.82%		98.96%	97.00%	96.72%	0.00%
Total Closed Units		20	100%	6	10	4	
Total Closed Volume		5,166,263		1.05M	2.67M	1.44M	0.00B

April 2022



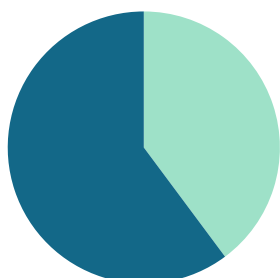
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

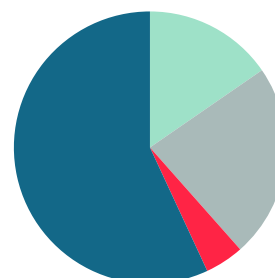


Inventory
 New Listings
43 = 39.81%
 Start Inventory
65
 Total Inventory Units
108
 Volume
\$30,005,444

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%
Median List Price	132,500	215,000	62.26%	149,900	190,000	26.75%
Median Sale Price	122,500	203,500	66.12%	140,000	177,000	26.43%
Median Percent of Selling Price to List Price	98.76%	97.82%	-0.96%	98.23%	95.58%	-2.70%
Median Days on Market to Sale	16.50	19.00	15.15%	20.50	22.00	7.32%
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

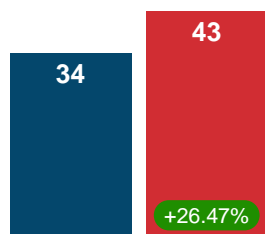
Inventory on April 30, 2022 = **74**

2021 **2022**

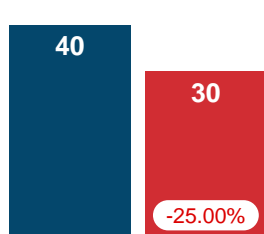
APRIL MARKET

MEDIAN PRICES

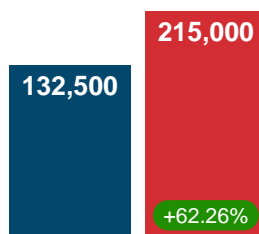
New Listings



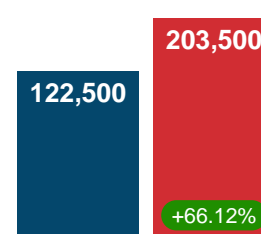
Pending Listings



List Price



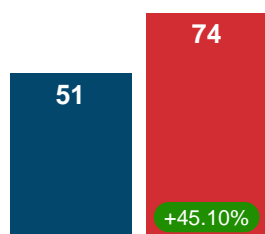
Sale Price



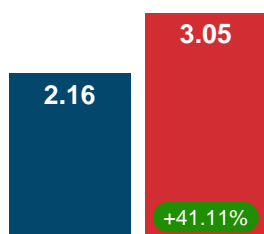
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

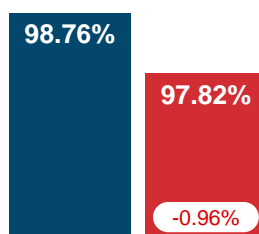
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

