

August 2022



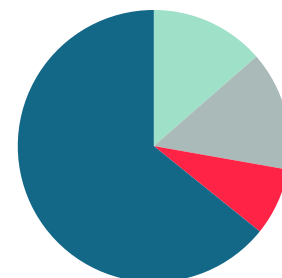
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	August 2022	+/-%
Closed Listings	23	22	-4.35%
Pending Listings	33	23	-30.30%
New Listings	41	38	-7.32%
Median List Price	173,000	158,450	-8.41%
Median Sale Price	165,000	152,500	-7.58%
Median Percent of Selling Price to List Price	100.00%	97.51%	-2.49%
Median Days on Market to Sale	41.00	28.50	-30.49%
End of Month Inventory	86	104	20.93%
Months Supply of Inventory	3.50	4.24	21.34%



■ Closed (13.58%)
■ Pending (14.20%)
■ Other OffMarket (8.02%)
■ Active (64.20%)

Absorption: Last 12 months, an Average of **25** Sales/Month
Active Inventory as of August 31, 2022 = **104**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2022 rose **20.93%** to 104 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 **4.24** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **7.58%** in August 2022 to \$152,500 versus the previous year at \$165,000.

Median Days on Market Shortens

The median number of **28.50** days that homes spent on the market before selling decreased by 12.50 days or **30.49%** in August 2022 compared to last year's same month at **41.00** DOM.

Sales Success for August 2022 is Positive

Overall, with Median Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 38 New Listings in August 2022, down **7.32%** from last year at 41. Furthermore, there were 22 Closed Listings this month versus last year at 23, a **-4.35%** decrease.

Closed versus Listed trends yielded a **57.9%** ratio, up from previous year's, August 2021, at **56.1%**, a **3.20%** upswing. This will certainly create pressure on an increasing 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

August 2022



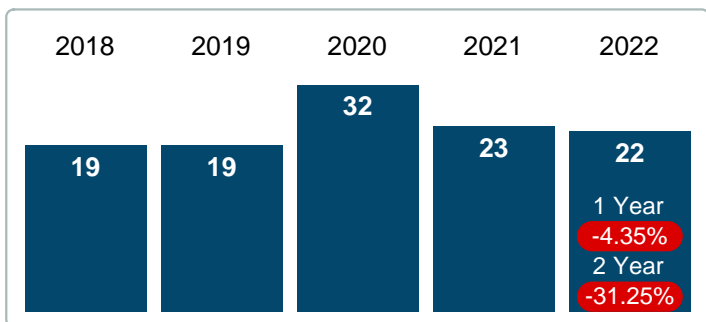
Area Delimited by County Of McIntosh - Residential Property Type



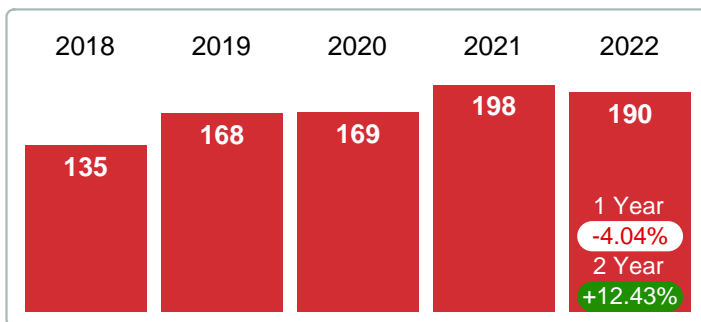
CLOSED LISTINGS

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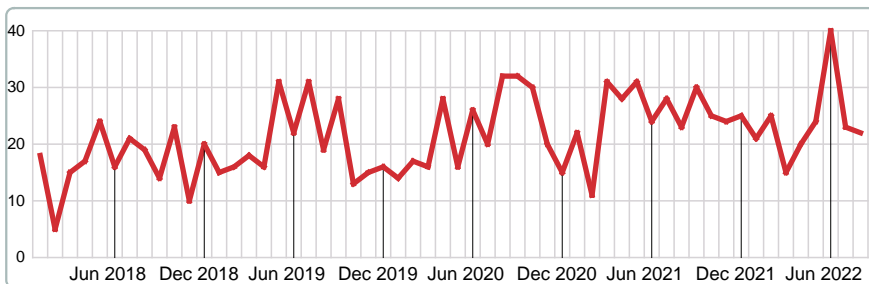
AUGUST



YEAR TO DATE (YTD)

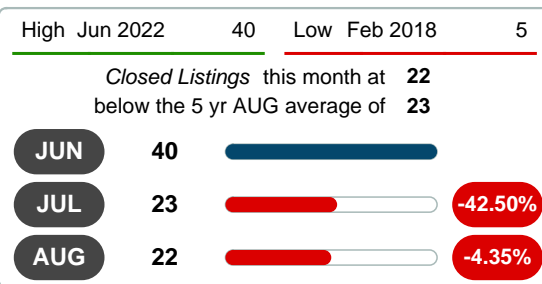


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 23



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	9.09%	77.0	1	1	0	0
\$75,001 - \$100,000	2	9.09%	10.0	1	1	0	0
\$100,001 - \$125,000	3	13.64%	55.0	0	3	0	0
\$125,001 - \$200,000	6	27.27%	21.5	3	3	0	0
\$200,001 - \$300,000	4	18.18%	18.0	1	3	0	0
\$300,001 - \$375,000	2	9.09%	43.0	0	2	0	0
\$375,001 and up	3	13.64%	33.0	1	1	1	0
Total Closed Units	22			7	14	1	0
Total Closed Volume	4,848,900	100%	28.5	1.24M	2.78M	825.00K	0.00B
Median Closed Price	\$152,500			\$148,000	\$154,000	\$825,000	\$0

August 2022



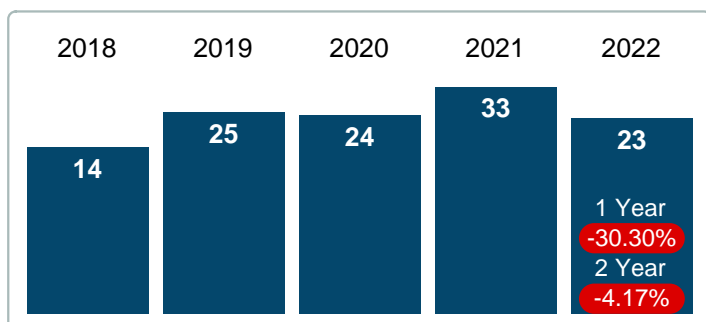
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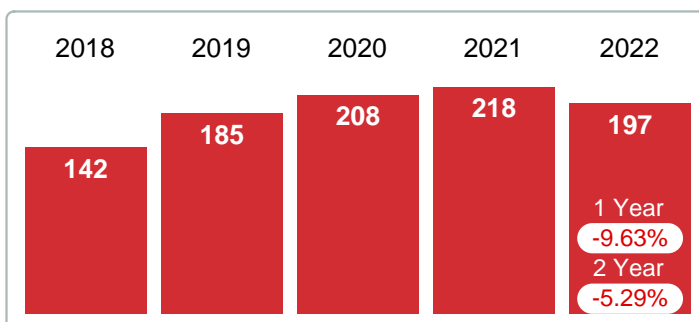
PENDING LISTINGS

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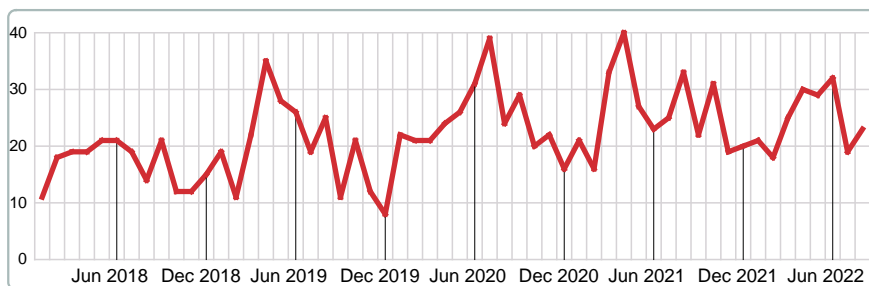
AUGUST



YEAR TO DATE (YTD)

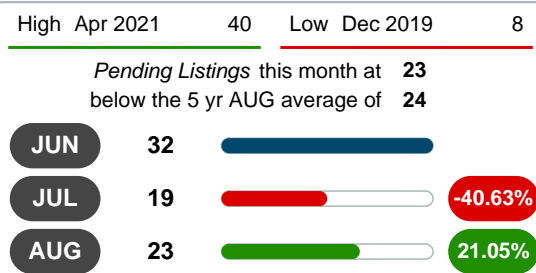


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG 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	0	0.00%	33.0	0	0	0	0
\$75,001 - \$125,000	4	17.39%	56.0	2	2	0	0
\$125,001 - \$150,000	4	17.39%	86.5	1	3	0	0
\$150,001 - \$175,000	1	4.35%	39.0	0	1	0	0
\$175,001 - \$325,000	8	34.78%	8.0	3	3	2	0
\$325,001 - \$375,000	4	17.39%	72.5	0	1	3	0
\$375,001 and up	2	8.70%	126.5	0	0	2	0
Total Pending Units	23			6	10	7	0
Total Pending Volume	5,129,599	100%	51.0	1.04M	1.70M	2.40M	0.00B
Median Listing Price	\$189,000			\$165,950	\$157,950	\$357,999	\$0

August 2022



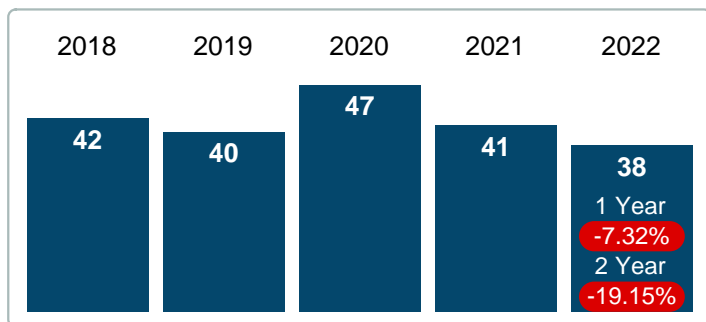
Area Delimited by County Of McIntosh - Residential Property Type



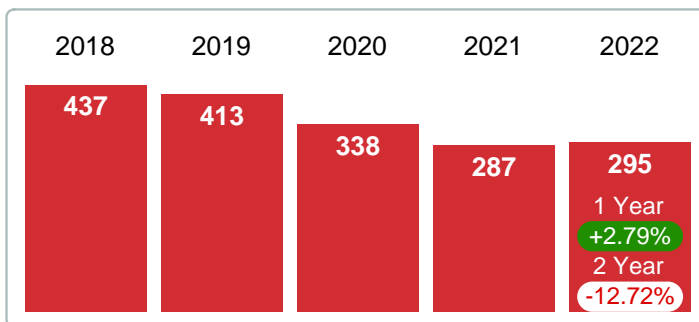
NEW LISTINGS

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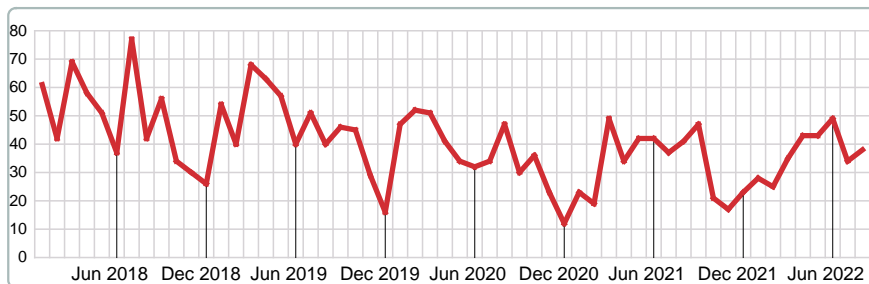
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 42

High Jul 2018 77 Low Dec 2020 12

New Listings this month at **38**
 below the 5 yr AUG average of **42**



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	2	5.26%	1	1	0	0
\$75,001 - \$125,000	4	10.53%	0	4	0	0
\$125,001 - \$175,000	3	7.89%	2	1	0	0
\$175,001 - \$250,000	13	34.21%	4	6	3	0
\$250,001 - \$375,000	7	18.42%	2	4	1	0
\$375,001 - \$550,000	5	13.16%	0	3	2	0
\$550,001 and up	4	10.53%	0	1	2	1
Total New Listed Units	38		9	20	8	1
Total New Listed Volume	10,787,709	100%	1.71M	5.07M	3.23M	775.00K
Median New Listed Listing Price	\$222,750		\$190,000	\$199,500	\$399,500	\$775,000

August 2022



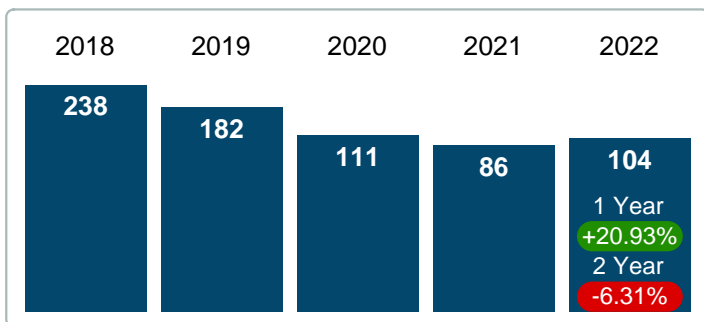
Area Delimited by County Of McIntosh - Residential Property Type



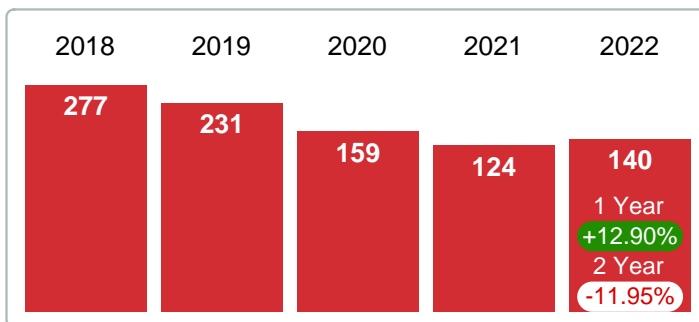
ACTIVE INVENTORY

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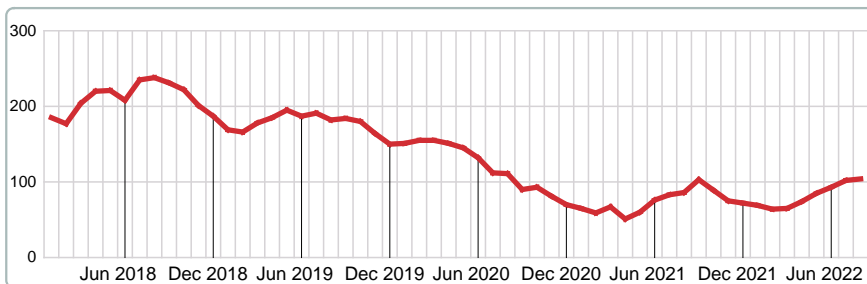
END OF AUGUST



ACTIVE DURING AUGUST



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 144

High Aug 2018 238 Low Apr 2021 51

Inventory this month at **104**
below the 5 yr AUG average of **144**

JUN	93	<div style="width: 65%;"></div>
JUL	102	<div style="width: 71%;"></div> 9.68%
AUG	104	<div style="width: 72%;"></div> 1.96%

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	10	9.62%	73.0	7	3	0	0
\$75,001 - \$150,000	15	14.42%	50.0	4	11	0	0
\$150,001 - \$200,000	12	11.54%	53.5	3	8	1	0
\$200,001 - \$325,000	26	25.00%	58.5	5	16	4	1
\$325,001 - \$475,000	19	18.27%	89.0	0	10	7	2
\$475,001 - \$650,000	12	11.54%	48.5	1	7	2	2
\$650,001 and up	10	9.62%	91.5	1	2	3	4
Total Active Inventory by Units	104			21	57	17	9
Total Active Inventory by Volume	35,846,448	100%	61.5	4.82M	18.01M	7.25M	5.76M
Median Active Inventory Listing Price	\$257,500			\$150,000	\$255,000	\$419,900	\$549,900

August 2022



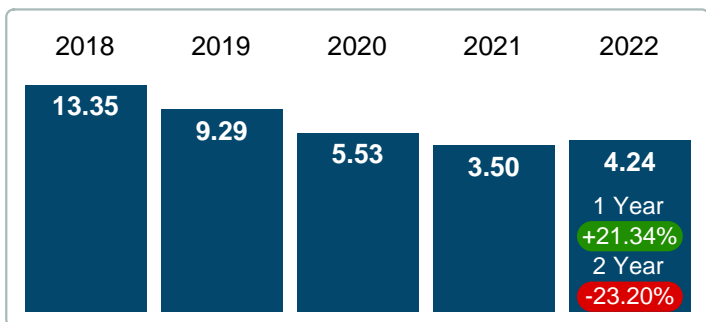
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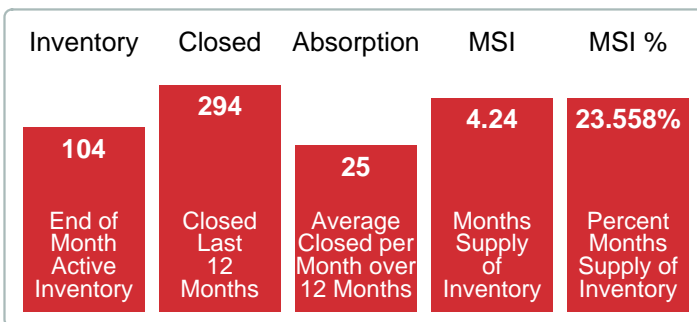
MONTHS SUPPLY of INVENTORY (MSI)

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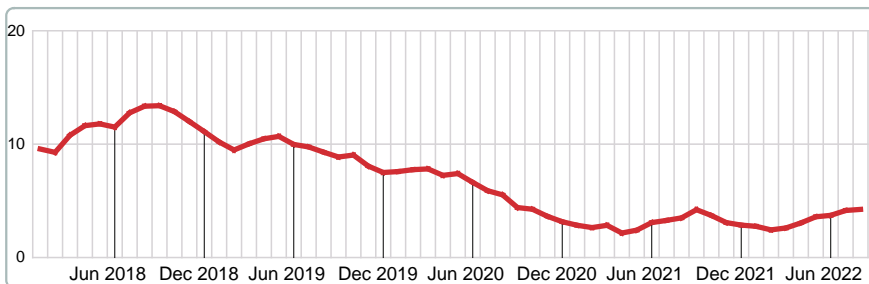
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022



5 YEAR MARKET ACTIVITY TRENDS

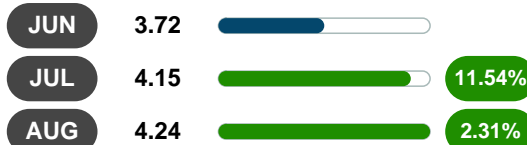


3 MONTHS

5 year AUG AVG = 7.18

High Sep 2018 13.39 Low Apr 2021 2.16

Months Supply this month at 4.24
below the 5 yr AUG average of 7.18



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	10	9.62%	3.00	3.00	3.60	0.00	0.00
\$75,001 - \$150,000	15	14.42%	2.54	1.85	3.47	0.00	0.00
\$150,001 - \$200,000	12	11.54%	2.88	3.27	2.67	4.00	0.00
\$200,001 - \$325,000	26	25.00%	4.00	4.62	4.00	3.43	4.00
\$325,001 - \$475,000	19	18.27%	6.16	0.00	5.00	10.50	12.00
\$475,001 - \$650,000	12	11.54%	13.09	12.00	9.33	24.00	0.00
\$650,001 and up	10	9.62%	17.14	0.00	12.00	36.00	12.00
Market Supply of Inventory (MSI)			4.24	3.07	4.10	5.67	12.00
Total Active Inventory by Units		100%	4.24	21	57	17	9

August 2022



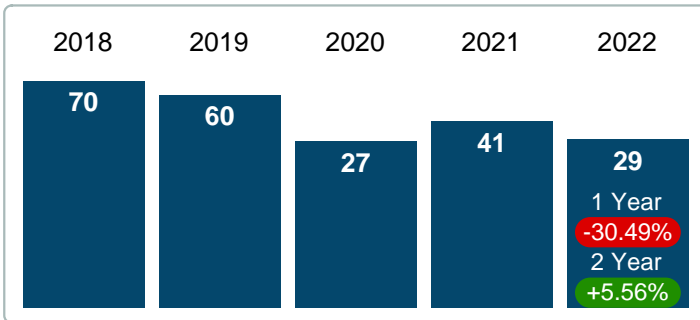
Area Delimited by County Of McIntosh - Residential Property Type



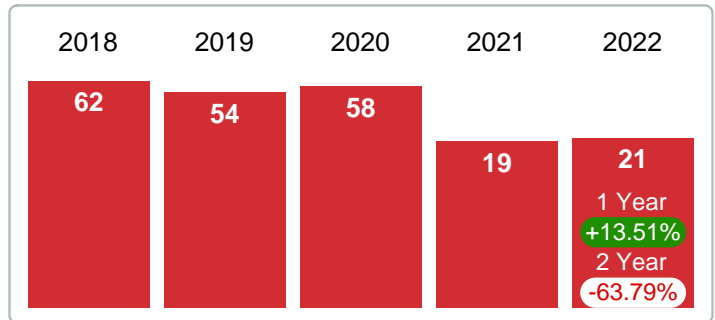
MEDIAN DAYS ON MARKET TO SALE

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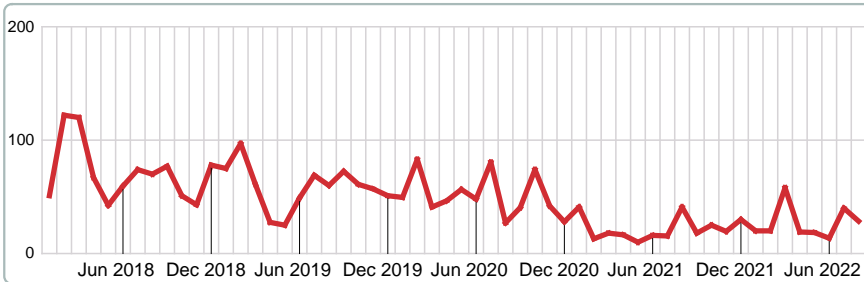
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 45

High Feb 2018 122 Low May 2021 10

Median Days on Market to Sale this month at 29 below the 5 yr AUG average of 45



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
\$75,000 and less	9.09%	77	19	135	0	0
\$75,001 - \$100,000	9.09%	10	18	2	0	0
\$100,001 - \$125,000	13.64%	55	0	55	0	0
\$125,001 - \$200,000	27.27%	22	16	75	0	0
\$200,001 - \$300,000	18.18%	18	145	6	0	0
\$300,001 - \$375,000	9.09%	43	0	43	0	0
\$375,001 and up	13.64%	33	2	39	33	0
Median Closed DOM		29	18	40	33	0
Total Closed Units	100%	22	7	14	1	
Total Closed Volume		4,848,900	1.24M	2.78M	825.00K	0.00B

August 2022



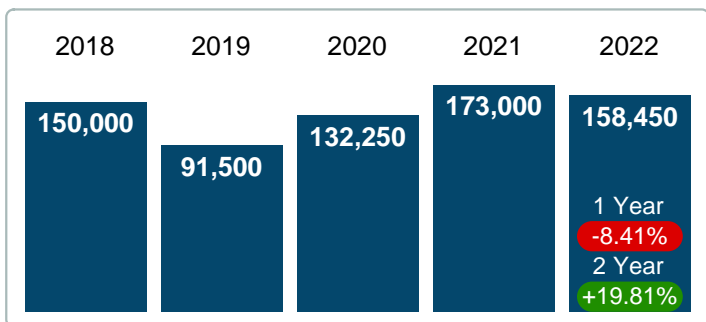
Area Delimited by County Of McIntosh - Residential Property Type



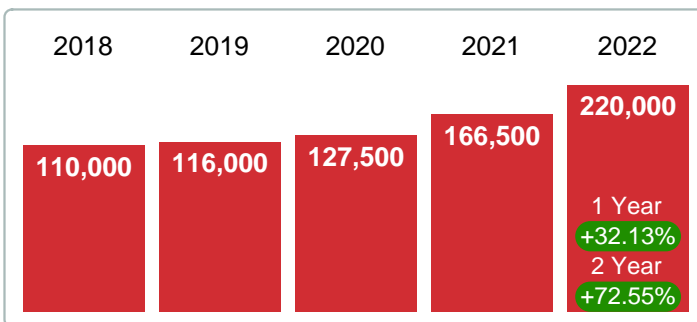
MEDIAN LIST PRICE AT CLOSING

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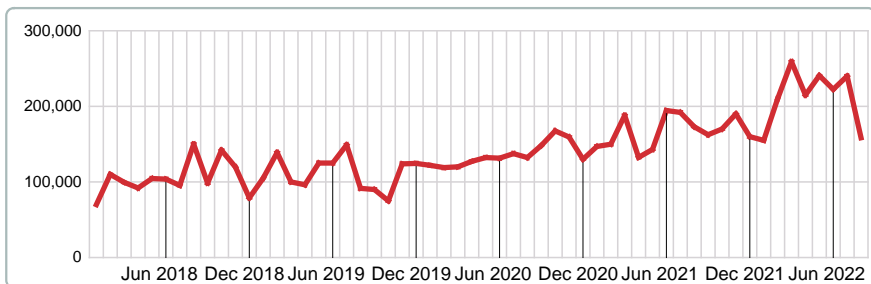
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

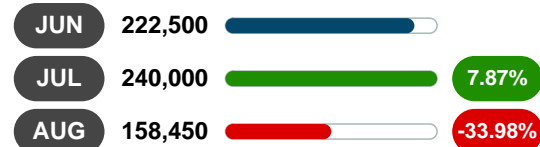


3 MONTHS

5 year AUG AVG = 141,040

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

Median List Price at Closing this month at **158,450** above the 5 yr AUG average of **141,040**



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
\$75,000 and less	9.09%	53,250	58,500	48,000	0	0
\$75,001 - \$100,000	9.09%	81,500	85,000	78,000	0	0
\$100,001 - \$125,000	13.64%	113,000	0	113,000	0	0
\$125,001 - \$200,000	22.73%	157,000	157,000	132,450	0	0
\$200,001 - \$300,000	22.73%	249,000	295,000	247,000	0	0
\$300,001 - \$375,000	9.09%	348,500	0	348,500	0	0
\$375,001 and up	13.64%	542,000	399,900	542,000	852,000	0
Median List Price		158,450	157,000	172,000	852,000	0
Total Closed Units	100%	158,450	7	14	1	0
Total Closed Volume		5,118,200	1.31M	2.95M	852.00K	0.00B

August 2022



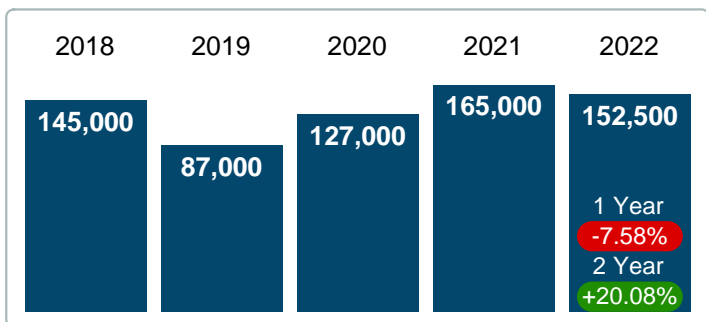
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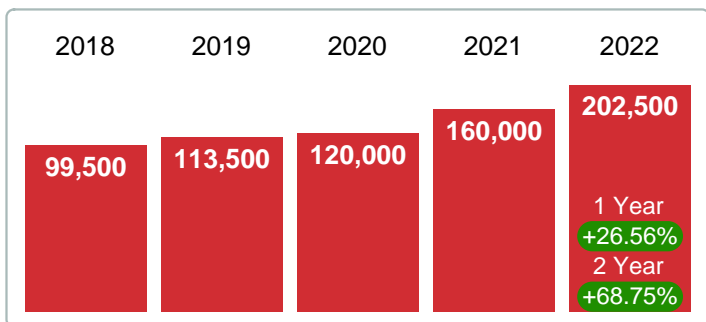
MEDIAN SOLD PRICE AT CLOSING

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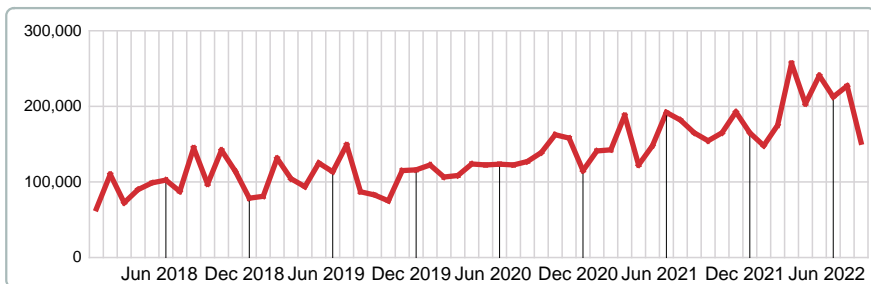
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

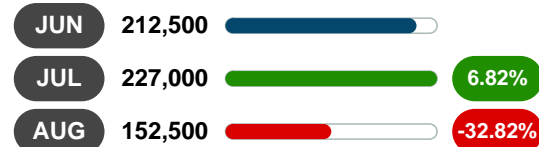


3 MONTHS

5 year AUG AVG = 135,300

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

Median Sold Price at Closing this month at 152,500 above the 5 yr AUG average of 135,300



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
\$75,000 and less	2	9.09%	48,500	51,500	45,500	0	0
\$75,001 - \$100,000	2	9.09%	79,000	80,000	78,000	0	0
\$100,001 - \$125,000	3	13.64%	113,000	0	113,000	0	0
\$125,001 - \$200,000	6	27.27%	146,500	148,000	140,000	0	0
\$200,001 - \$300,000	4	18.18%	257,000	265,000	249,000	0	0
\$300,001 - \$375,000	2	9.09%	307,000	0	307,000	0	0
\$375,001 and up	3	13.64%	537,000	396,000	537,000	825,000	0
Median Sold Price			152,500	148,000	154,000	825,000	0
Total Closed Units		100%	152,500	7	14	1	
Total Closed Volume			4,848,900	1.24M	2.78M	825.00K	0.00B

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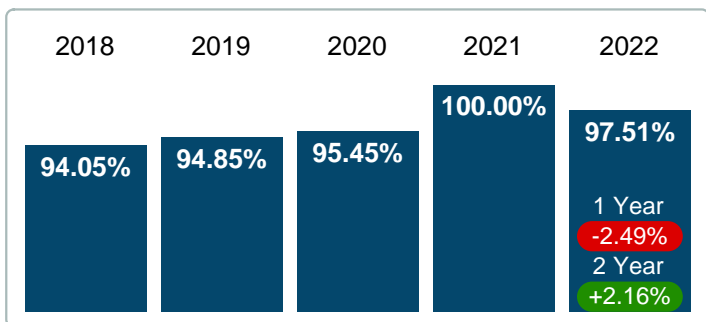
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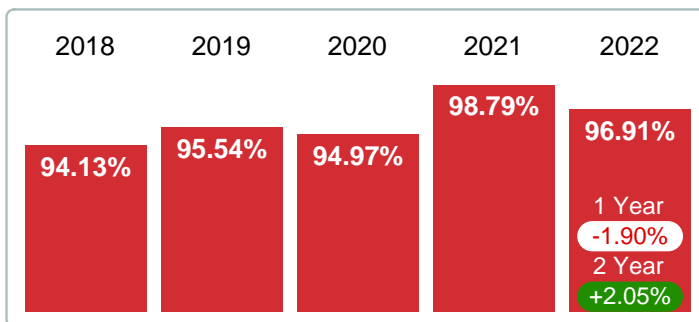
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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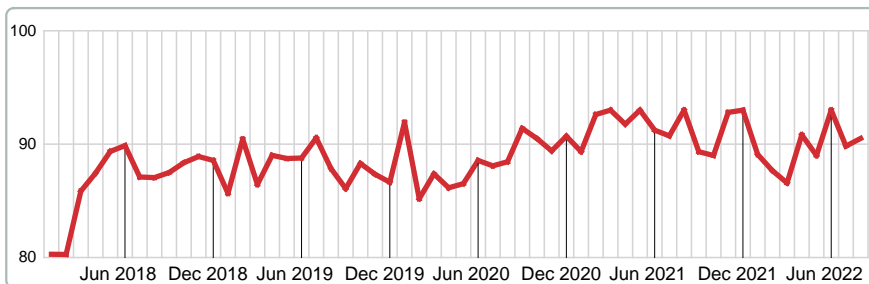
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

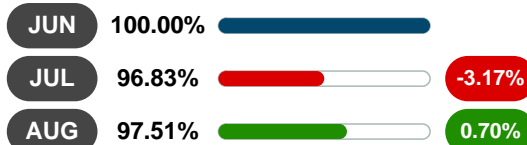


3 MONTHS

5 year AUG AVG = 96.37%

High Jun 2022 100.00% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **97.51%**
 above the 5 yr AUG average of **96.37%**



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
\$75,000 and less	2	9.09%	91.41%	88.03%	94.79%	0.00%	0.00%
\$75,001 - \$100,000	2	9.09%	97.06%	94.12%	100.00%	0.00%	0.00%
\$100,001 - \$125,000	3	13.64%	100.00%	0.00%	100.00%	0.00%	0.00%
\$125,001 - \$200,000	6	27.27%	96.28%	92.56%	102.39%	0.00%	0.00%
\$200,001 - \$300,000	4	18.18%	98.35%	89.83%	98.52%	0.00%	0.00%
\$300,001 - \$375,000	2	9.09%	88.09%	0.00%	88.09%	0.00%	0.00%
\$375,001 and up	3	13.64%	99.02%	99.02%	99.08%	96.83%	0.00%
Median Sold/List Ratio		97.51%		92.56%	98.80%	96.83%	0.00%
Total Closed Units		22	100%	7	14	1	
Total Closed Volume		4,848,900		1.24M	2.78M	825.00K	0.00B

August 2022



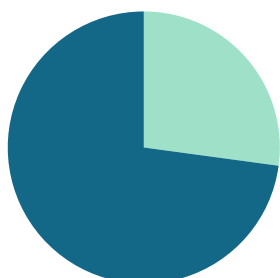
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

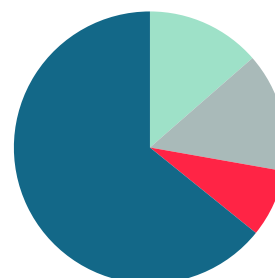


Inventory
 New Listings
38 = 27.14%
 Start Inventory
102
 Total Inventory Units
140
 Volume
\$44,948,747

Market Activity

Closed Sales
22 = 13.58%
 Pending Sales
23 = 14.20%
 Other Off Market
13 = 8.02%
 Active Inventory
104 = 64.20%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	23	22	-4.35%	198	190	-4.04%
Pending Sales	33	23	-30.30%	218	197	-9.63%
New Listings	41	38	-7.32%	287	295	2.79%
Median List Price	173,000	158,450	-8.41%	166,500	220,000	32.13%
Median Sale Price	165,000	152,500	-7.58%	160,000	202,500	26.56%
Median Percent of Selling Price to List Price	100.00%	97.51%	-2.49%	98.79%	96.91%	-1.90%
Median Days on Market to Sale	41.00	28.50	-30.49%	18.50	21.00	13.51%
Monthly Inventory	86	104	20.93%	86	104	20.93%
Months Supply of Inventory	3.50	4.24	21.34%	3.50	4.24	21.34%

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

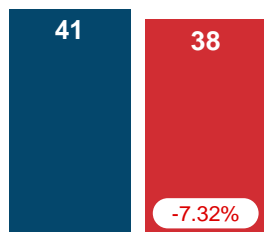
Inventory on August 31, 2022 = **104**

2021 **2022**

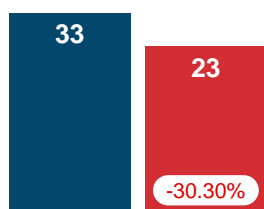
AUGUST MARKET

MEDIAN PRICES

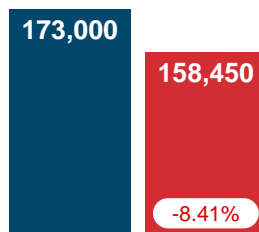
New Listings



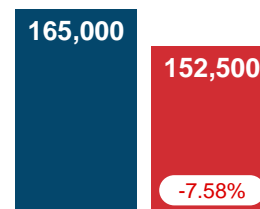
Pending Listings



List Price



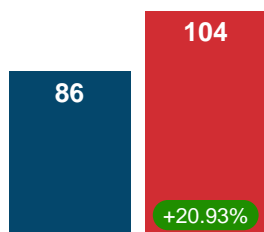
Sale Price



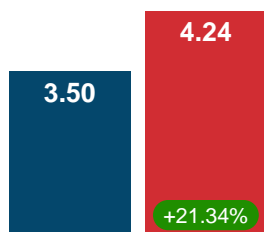
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

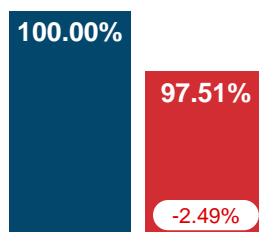
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

