

December 2022



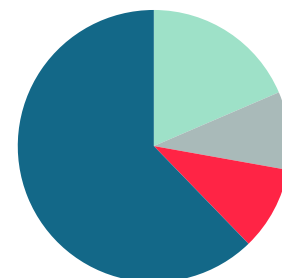
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2021	2022	+/-%
Closed Listings	25	28	12.00%
Pending Listings	20	14	-30.00%
New Listings	23	20	-13.04%
Average List Price	188,612	217,007	15.05%
Average Sale Price	183,496	196,450	7.06%
Average Percent of Selling Price to List Price	96.02%	88.47%	-7.87%
Average Days on Market to Sale	46.16	50.36	9.09%
End of Month Inventory	72	94	30.56%
Months Supply of Inventory	2.86	3.97	38.83%



■ Closed (18.54%)
■ Pending (9.27%)
■ Other OffMarket (9.93%)
■ Active (62.25%)

Absorption: Last 12 months, an Average of **24** Sales/Month
Active Inventory as of December 31, 2022 = **94**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2022 rose **30.56%** to 94 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 **3.97** 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 **7.06%** in December 2022 to \$196,450 versus the previous year at \$183,496.

Average Days on Market Lengthens

The average number of **50.36** days that homes spent on the market before selling increased by 4.20 days or **9.09%** in December 2022 compared to last year's same month at **46.16** DOM.

Sales Success for December 2022 is Positive

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

There were 20 New Listings in December 2022, down **13.04%** from last year at 23. Furthermore, there were 28 Closed Listings this month versus last year at 25, a **12.00%** increase.

Closed versus Listed trends yielded a **140.0%** ratio, up from previous year's, December 2021, at **108.7%**, a **28.80%** upswing. This will certainly create pressure on an increasing Month's 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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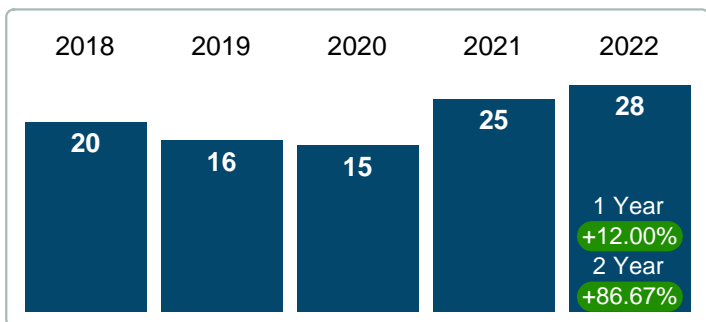
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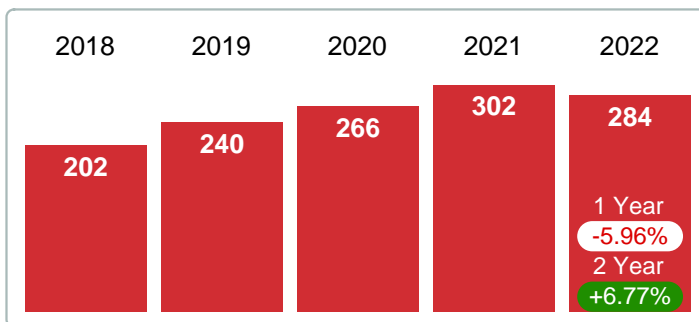
CLOSED LISTINGS

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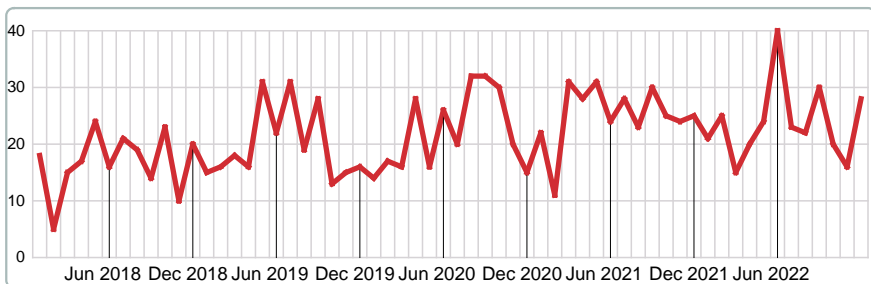
DECEMBER



YEAR TO DATE (YTD)

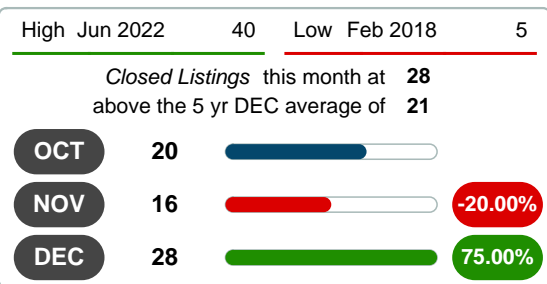


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 21



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$75,000	6	21.43%	66.5	4	2	0	0
\$75,001-\$125,000	2	7.14%	11.5	1	1	0	0
\$125,001-\$200,000	8	28.57%	43.3	6	2	0	0
\$200,001-\$275,000	5	17.86%	46.0	2	1	1	1
\$275,001-\$400,000	4	14.29%	58.8	0	2	2	0
\$400,001 and up	3	10.71%	59.0	0	1	1	1
Total Closed Units	28			13	9	4	2
Total Closed Volume	5,500,600	100%	50.4	1.56M	1.81M	1.51M	627.00K
Average Closed Price	\$196,450			\$119,723	\$201,056	\$376,925	\$313,500

December 2022



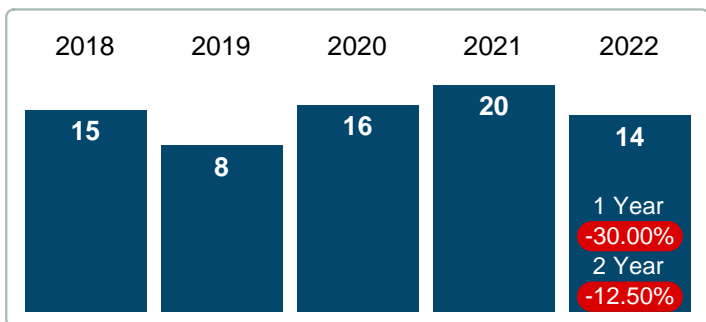
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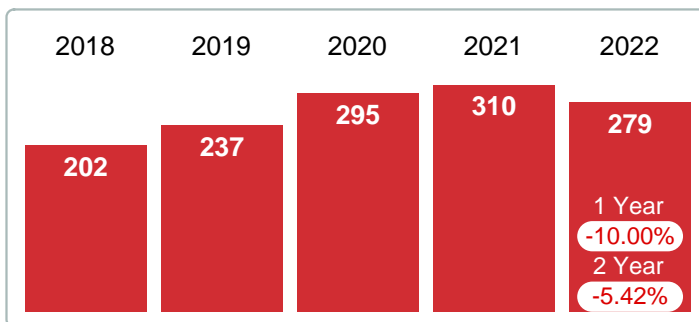
PENDING LISTINGS

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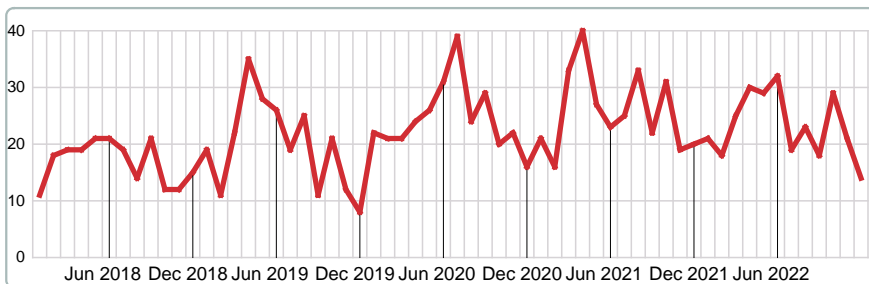
DECEMBER



YEAR TO DATE (YTD)

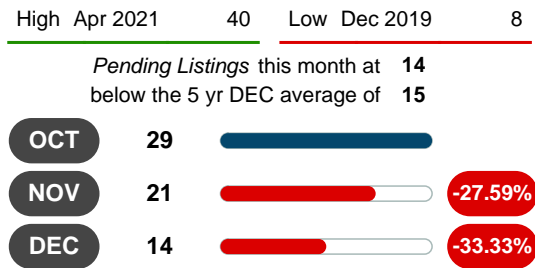


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 15



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	0.0	0	0	0	0
\$50,001 - \$75,000	3	21.43%	157.0	2	1	0	0
\$75,001 - \$175,000	2	14.29%	19.5	1	1	0	0
\$175,001 - \$275,000	3	21.43%	56.7	0	2	0	1
\$275,001 - \$425,000	2	14.29%	63.0	0	2	0	0
\$425,001 - \$475,000	2	14.29%	137.0	0	0	1	1
\$475,001 and up	2	14.29%	21.0	0	0	1	1
Total Pending Units	14			3	6	2	3
Total Pending Volume	3,953,155	100%	80.1	220.56K	1.34M	944.00K	1.45M
Average Listing Price	\$282,368			\$73,518	\$223,117	\$472,000	\$483,300

December 2022



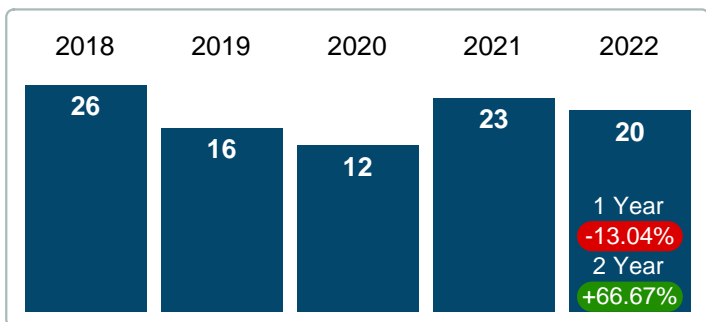
Area Delimited by County Of McIntosh - Residential Property Type



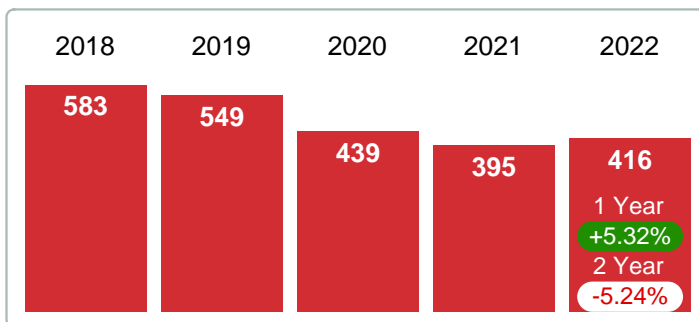
NEW LISTINGS

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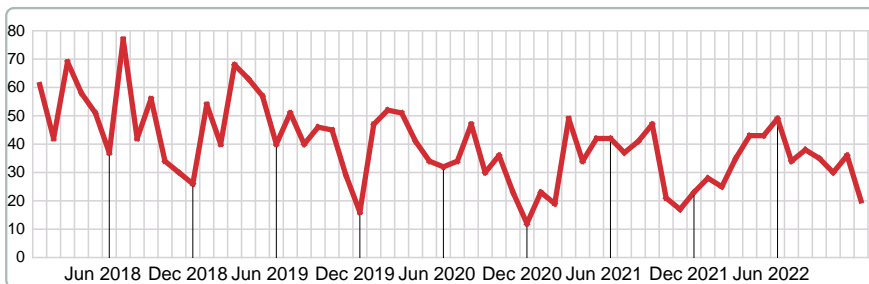
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

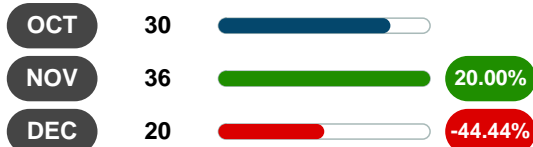


3 MONTHS

5 year DEC AVG = 19

High Jul 2018 77 Low Dec 2020 12

New Listings this month at 20
above the 5 yr DEC average of 19



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	10.00%	1	1	0	0
\$75,001 - \$100,000	2	10.00%	1	1	0	0
\$100,001 - \$175,000	2	10.00%	0	1	1	0
\$175,001 - \$350,000	6	30.00%	1	4	1	0
\$350,001 - \$425,000	3	15.00%	1	1	1	0
\$425,001 - \$500,000	4	20.00%	1	1	2	0
\$500,001 and up	1	5.00%	0	1	0	0
Total New Listed Units	20		5	10	5	0
Total New Listed Volume	6,373,155	100%	1.24M	3.50M	1.63M	0.00B
Average New Listed Listing Price	\$309,578		\$248,211	\$349,720	\$326,980	\$0

December 2022



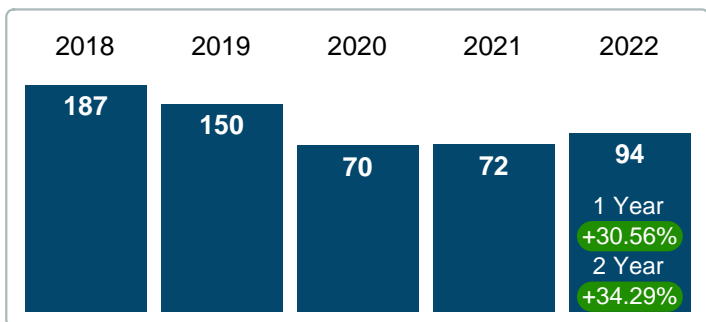
Area Delimited by County Of McIntosh - Residential Property Type



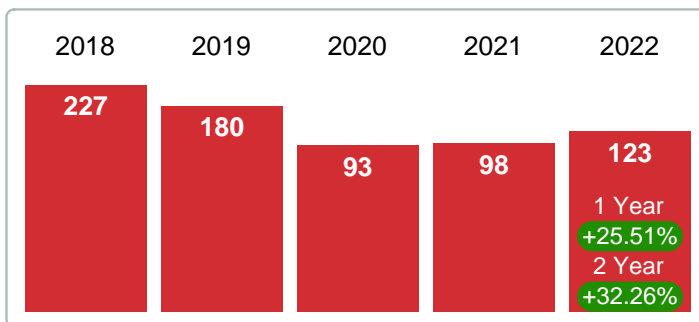
ACTIVE INVENTORY

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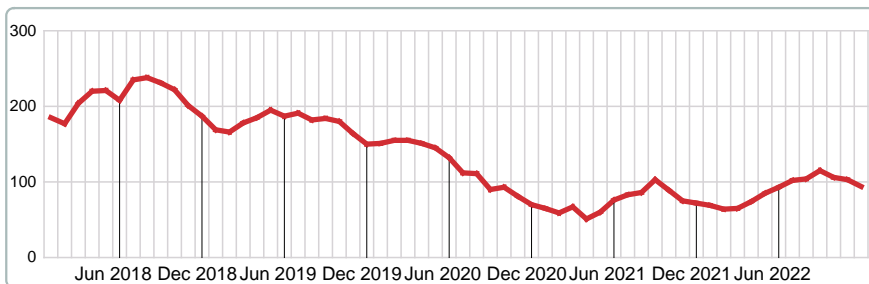
END OF DECEMBER



ACTIVE DURING DECEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 115

High Aug 2018 238 Low Apr 2021 51

Inventory this month at 94
below the 5 yr DEC average of 115



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	5	5.32%	52.2	3	2	0	0
\$75,001 - \$125,000	11	11.70%	77.1	5	5	1	0
\$125,001 - \$225,000	19	20.21%	78.3	4	11	3	1
\$225,001 - \$350,000	22	23.40%	90.0	4	14	4	0
\$350,001 - \$450,000	14	14.89%	63.6	2	7	4	1
\$450,001 - \$625,000	14	14.89%	106.1	1	8	4	1
\$625,001 and up	9	9.57%	101.4	2	2	2	3
Total Active Inventory by Units	94			21	49	18	6
Total Active Inventory by Volume	36,203,924	100%	83.7	8.36M	15.26M	9.04M	3.55M
Average Active Inventory Listing Price	\$385,148			\$397,899	\$311,374	\$502,406	\$591,233

December 2022



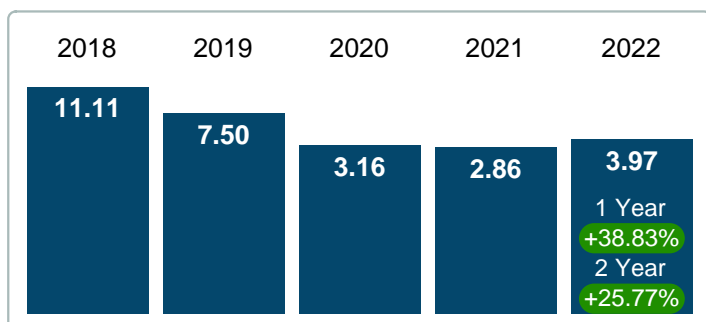
Area Delimited by County Of McIntosh - Residential Property Type



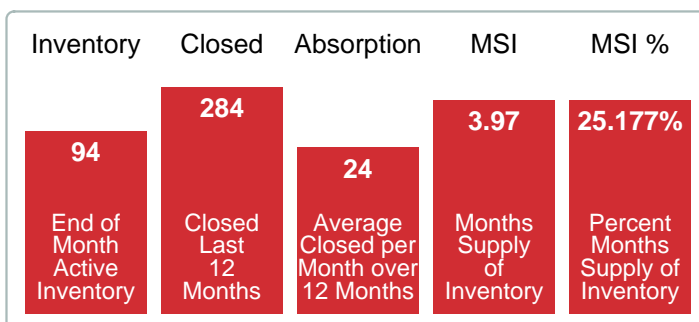
MONTHS SUPPLY of INVENTORY (MSI)

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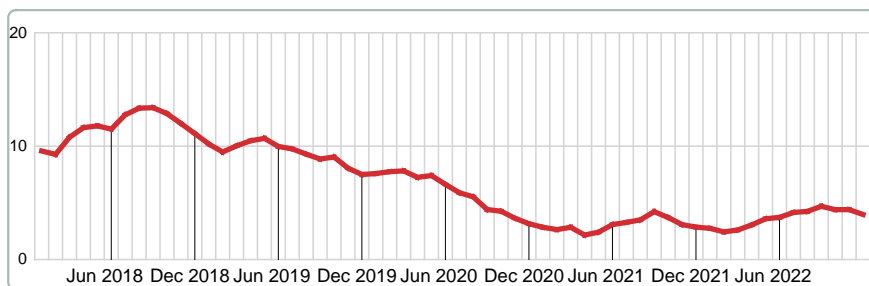
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2022



5 YEAR MARKET ACTIVITY TRENDS

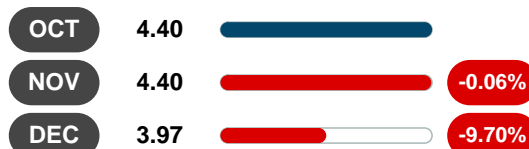


3 MONTHS

5 year DEC AVG = 5.72

High Sep 2018 13.39 Low Apr 2021 2.16

Months Supply this month at **3.97**
below the 5 yr DEC average of **5.72**



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	5	5.32%	2.07	2.00	2.40	0.00	0.00
\$75,001 - \$125,000	11	11.70%	3.00	4.00	2.31	4.00	0.00
\$125,001 - \$225,000	19	20.21%	2.28	1.50	2.44	2.77	12.00
\$225,001 - \$350,000	22	23.40%	4.40	5.33	4.67	3.69	0.00
\$350,001 - \$450,000	14	14.89%	6.72	24.00	5.25	6.86	12.00
\$450,001 - \$625,000	14	14.89%	8.40	12.00	6.86	9.60	0.00
\$625,001 and up	9	9.57%	18.00	0.00	0.00	8.00	12.00
Market Supply of Inventory (MSI)			3.97	3.32	3.77	4.80	10.29
Total Active Inventory by Units		100%	3.97	21	49	18	6

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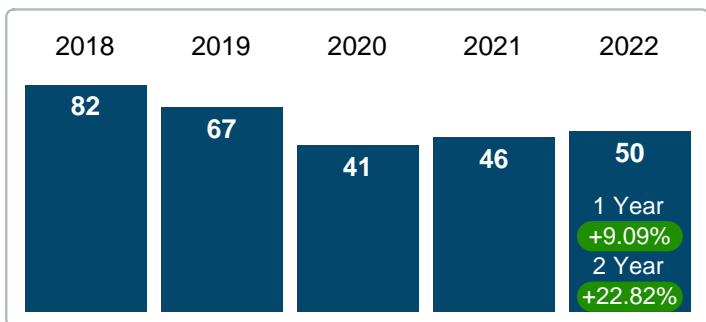
Area Delimited by County Of McIntosh - Residential Property Type



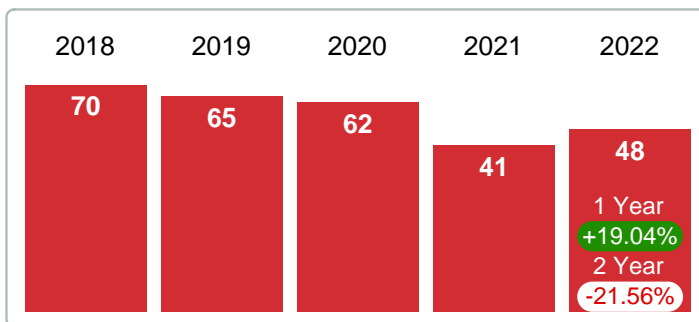
AVERAGE DAYS ON MARKET TO SALE

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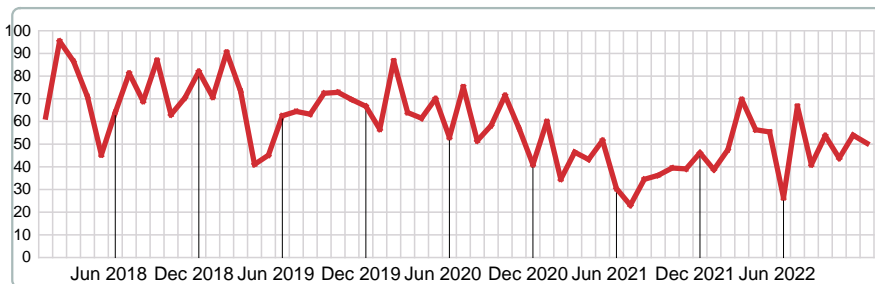
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 57

High Feb 2018 95 Low Jul 2021 23

Average Days on Market to Sale this month at 50 below the 5 yr DEC average of 57



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$75,000	6	21.43%	67	61	78	0	0
\$75,001-\$125,000	2	7.14%	12	16	7	0	0
\$125,001-\$200,000	8	28.57%	43	49	27	0	0
\$200,001-\$275,000	5	17.86%	46	5	82	22	117
\$275,001-\$400,000	4	14.29%	59	0	38	80	0
\$400,001 and up	3	10.71%	59	0	80	35	62
Average Closed DOM			50	43	50	54	90
Total Closed Units		100%	50	13	9	4	2
Total Closed Volume			5,500,600	1.56M	1.81M	1.51M	627.00K

December 2022



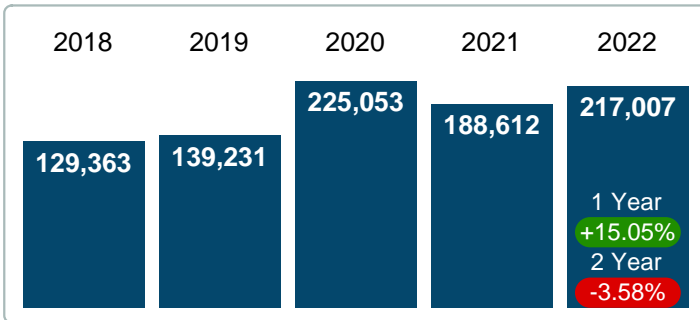
Area Delimited by County Of McIntosh - Residential Property Type



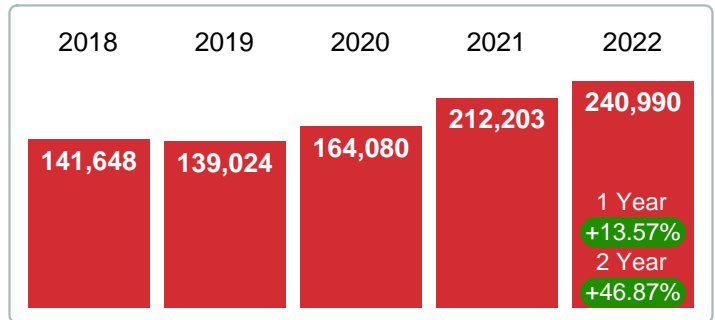
AVERAGE LIST PRICE AT CLOSING

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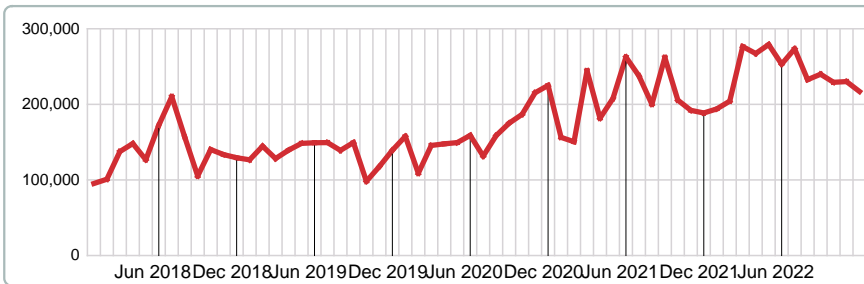
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

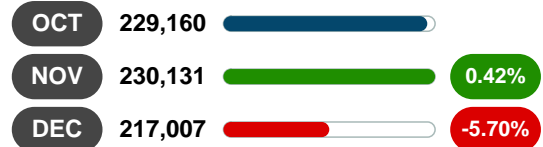


3 MONTHS

5 year DEC AVG = 179,853

High May 2022 279,096 Low Jan 2018 95,292

Average List Price at Closing this month at **217,007**
above the 5 yr DEC average of **179,853**



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$75,000	6	21.43%	30,467	28,200	35,000	0	0
\$75,001-\$125,000	2	7.14%	112,500	115,000	110,000	0	0
\$125,001-\$200,000	7	25.00%	165,471	168,050	187,500	0	0
\$200,001-\$275,000	6	21.43%	238,700	247,500	275,000	207,700	229,500
\$275,001-\$400,000	4	14.29%	322,250	0	322,500	322,000	0
\$400,001 and up	3	10.71%	596,300	0	559,000	680,000	549,900
Average List Price			217,007	133,162	226,000	382,925	389,700
Total Closed Units		100%	217,007	13	9	4	2
Total Closed Volume			6,076,199	1.73M	2.03M	1.53M	779.40K

December 2022



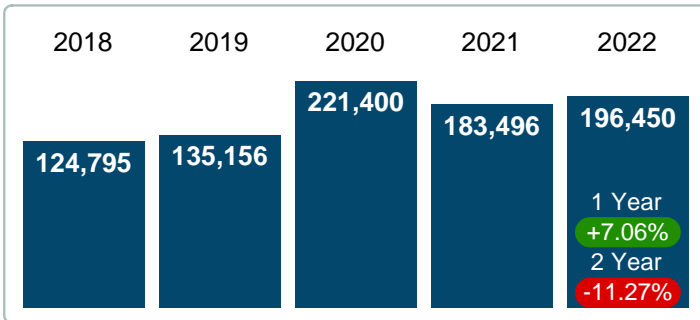
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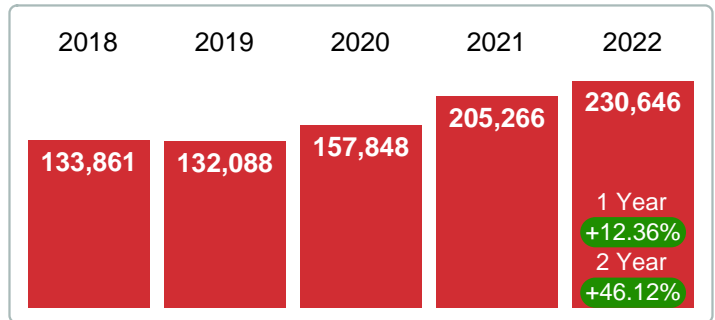
AVERAGE SOLD PRICE AT CLOSING

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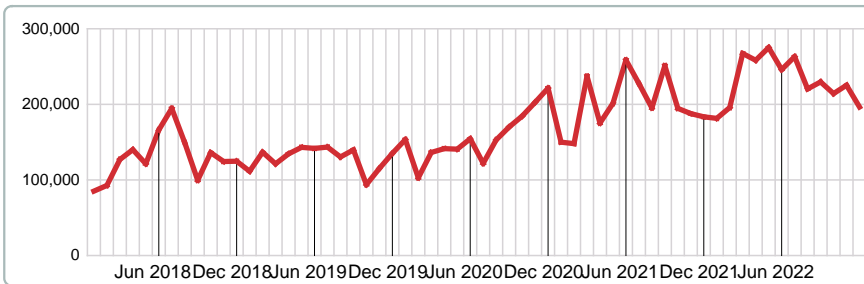
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

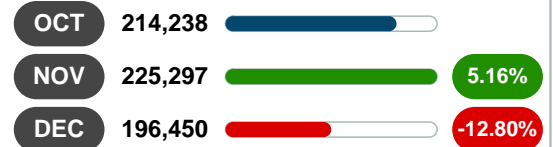


3 MONTHS

5 year DEC AVG = 172,259

High May 2022 275,146 Low Jan 2018 85,211

Average Sold Price at Closing this month at **196,450** above the 5 yr DEC average of **172,259**



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$75,000	6	21.43%	23,667	24,250	22,500	0	0
\$75,001-\$125,000	2	7.14%	103,500	92,000	115,000	0	0
\$125,001-\$200,000	8	28.57%	159,738	154,733	174,750	0	0
\$200,001-\$275,000	5	17.86%	220,740	219,500	250,000	207,700	207,000
\$275,001-\$400,000	4	14.29%	307,500	0	305,000	310,000	0
\$400,001 and up	3	10.71%	513,333	0	440,000	680,000	420,000
Average Sold Price			196,450	119,723	201,056	376,925	313,500
Total Closed Units		100%	196,450	13	9	4	2
Total Closed Volume			5,500,600	1.56M	1.81M	1.51M	627.00K

December 2022



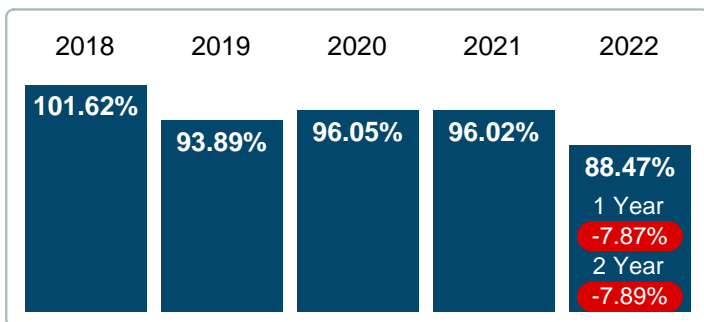
Area Delimited by County Of McIntosh - Residential Property Type



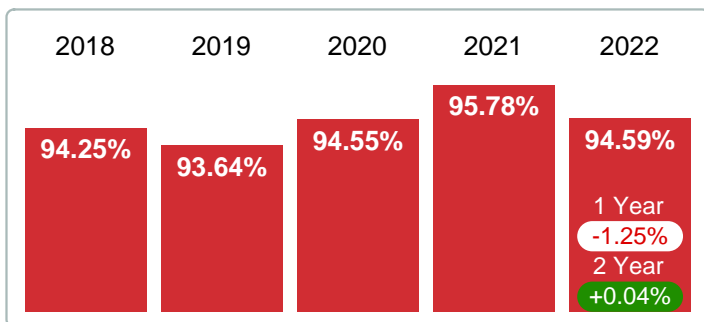
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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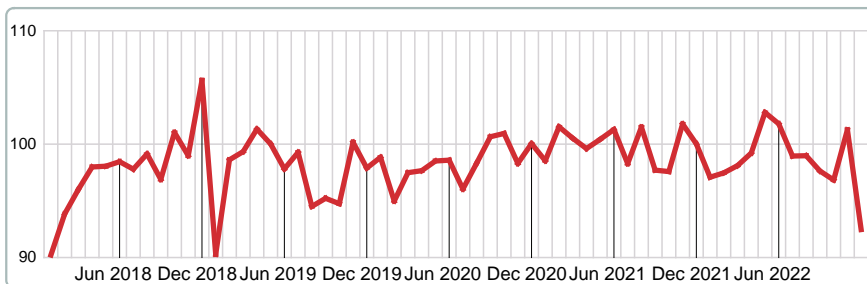
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

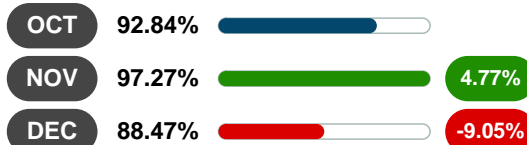


3 MONTHS

5 year DEC AVG = 95.21%

High Dec 2018 101.62% Low Jan 2018 86.22%

Average Sold/List Ratio this month at **88.47%**
below the 5 yr DEC average of **95.21%**



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
\$0 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$75,000	6	21.43%	75.24%	80.78%	64.14%	0.00%	0.00%
\$75,001 \$125,000	2	7.14%	92.27%	80.00%	104.55%	0.00%	0.00%
\$125,001 \$200,000	8	28.57%	93.06%	93.05%	93.09%	0.00%	0.00%
\$200,001 \$275,000	5	17.86%	91.79%	88.92%	90.91%	100.00%	90.20%
\$275,001 \$400,000	4	14.29%	95.65%	0.00%	95.00%	96.29%	0.00%
\$400,001 and up	3	10.71%	85.03%	0.00%	78.71%	100.00%	76.38%
Average Sold/List Ratio		88.50%		87.64%	86.52%	98.15%	83.29%
Total Closed Units		28	100%	13	9	4	2
Total Closed Volume		5,500,600		1.56M	1.81M	1.51M	627.00K

December 2022



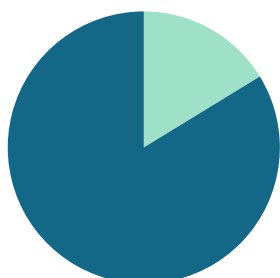
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

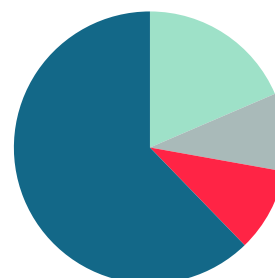


Inventory
 New Listings
20 = 16.26%
 Start Inventory
103
 Total Inventory Units
123
 Volume
\$43,864,879

Market Activity

Closed Sales
28 = 18.54%
 Pending Sales
14 = 9.27%
 Other Off Market
15 = 9.93%
 Active Inventory
94 = 62.25%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	25	28	12.00%	302	284	-5.96%
Pending Sales	20	14	-30.00%	310	279	-10.00%
New Listings	23	20	-13.04%	395	416	5.32%
Average List Price	188,612	217,007	15.05%	212,203	240,990	13.57%
Average Sale Price	183,496	196,450	7.06%	205,266	230,646	12.36%
Average Percent of Selling Price to List Price	96.02%	88.47%	-7.87%	95.78%	94.59%	-1.25%
Average Days on Market to Sale	46.16	50.36	9.09%	40.68	48.43	19.04%
Monthly Inventory	72	94	30.56%	72	94	30.56%
Months Supply of Inventory	2.86	3.97	38.83%	2.86	3.97	38.83%

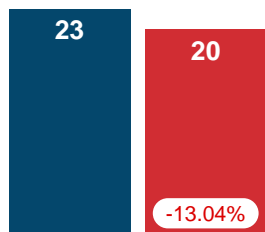
Absorption: Last 12 months, an Average of **24** Sales/Month

Inventory on December 31, 2022 = **94** 2021 2022

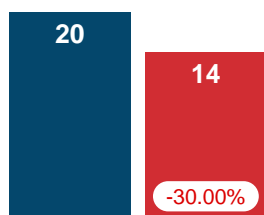
DECEMBER MARKET

AVERAGE PRICES

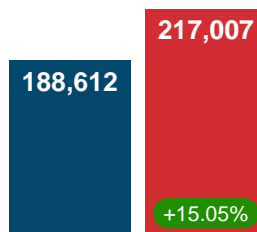
New Listings



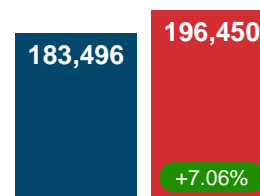
Pending Listings



List Price



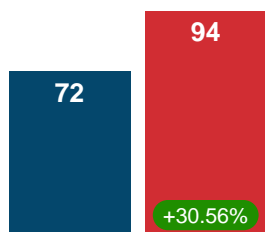
Sale Price



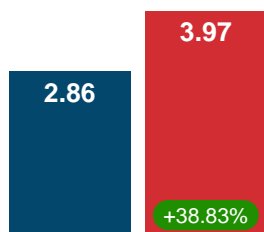
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

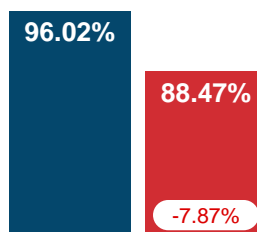
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

