

December 2022



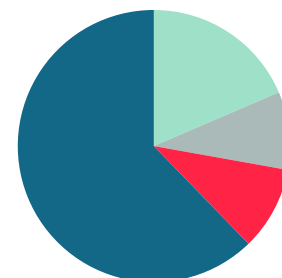
Area Delimited by County Of McIntosh - Residential Property Type



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%
Median List Price	159,900	197,000	23.20%
Median Sale Price	165,000	180,500	9.39%
Median Percent of Selling Price to List Price	100.00%	91.33%	-8.67%
Median Days on Market to Sale	30.00	31.50	5.00%
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.

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 **9.39%** in December 2022 to \$180,500 versus the previous year at \$165,000.

Median Days on Market Lengthens

The median number of **31.50** days that homes spent on the market before selling increased by 1.50 days or **5.00%** in December 2022 compared to last year's same month at **30.00** DOM.

Sales Success for December 2022 is Positive

Overall, with Median 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

December 2022



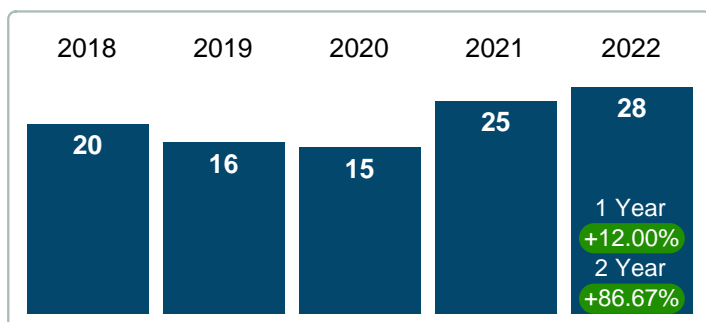
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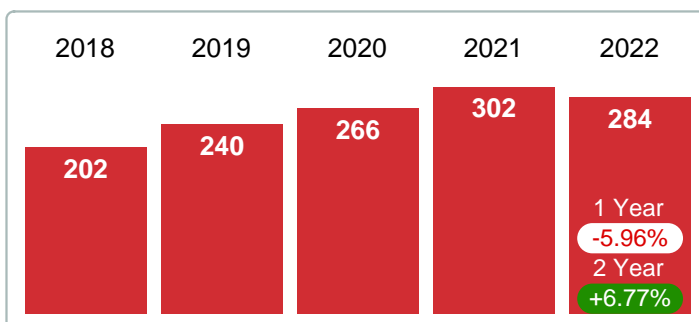
CLOSED LISTINGS

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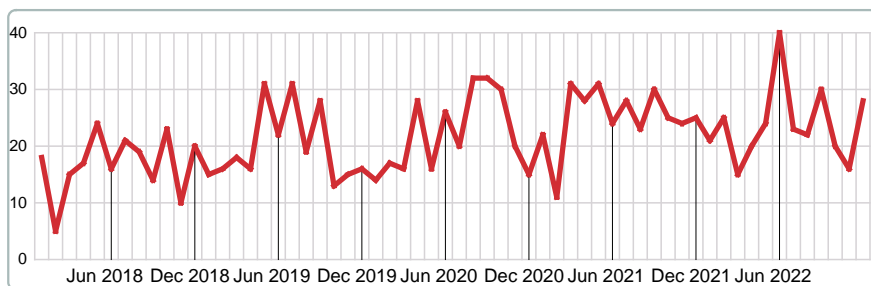
DECEMBER



YEAR TO DATE (YTD)

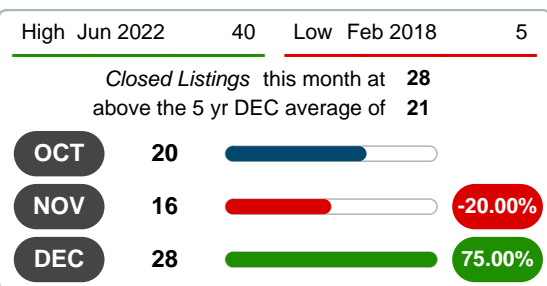


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 21



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	36.5	4	2	0	0
\$75,001-\$125,000	2	7.14%	11.5	1	1	0	0
\$125,001-\$200,000	8	28.57%	29.5	6	2	0	0
\$200,001-\$275,000	5	17.86%	22.0	2	1	1	1
\$275,001-\$400,000	4	14.29%	51.5	0	2	2	0
\$400,001 and up	3	10.71%	62.0	0	1	1	1
Total Closed Units	28			13	9	4	2
Total Closed Volume	5,500,600	100%	31.5	1.56M	1.81M	1.51M	627.00K
Median Closed Price	\$180,500			\$130,000	\$189,500	\$310,000	\$313,500

December 2022



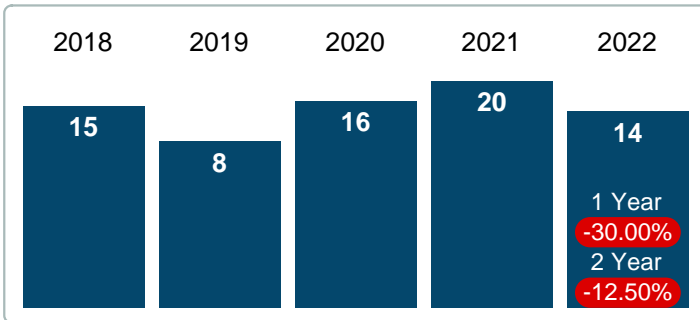
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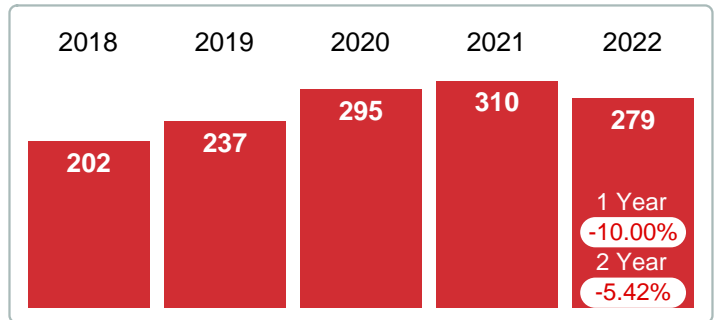
PENDING LISTINGS

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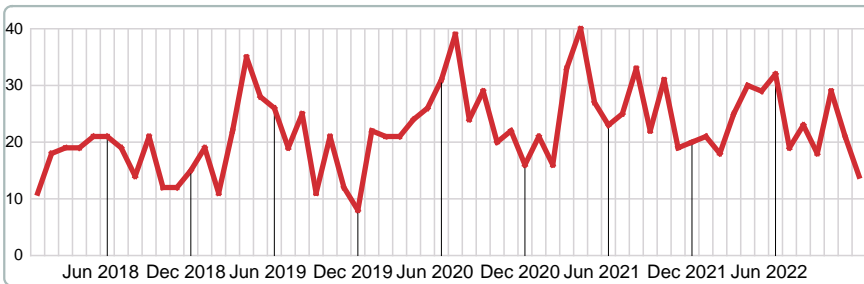
DECEMBER



YEAR TO DATE (YTD)

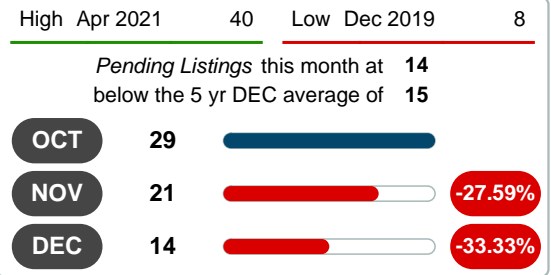


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 15



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	62.0	0	0	0	0
\$50,001 - \$75,000	3	21.43%	179.0	2	1	0	0
\$75,001 - \$175,000	2	14.29%	19.5	1	1	0	0
\$175,001 - \$275,000	3	21.43%	40.0	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%	55.5	220.56K	1.34M	944.00K	1.45M
Median Listing Price	\$234,900			\$75,000	\$197,450	\$472,000	\$430,000

December 2022



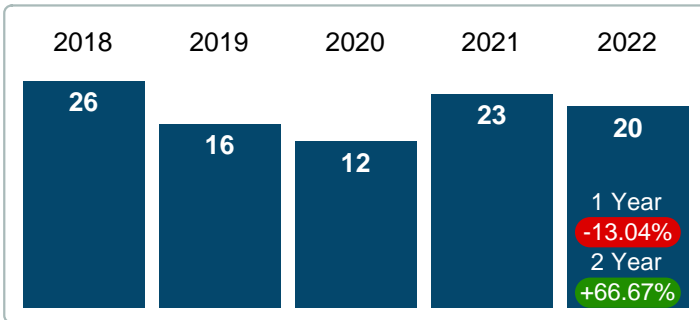
Area Delimited by County Of McIntosh - Residential Property Type



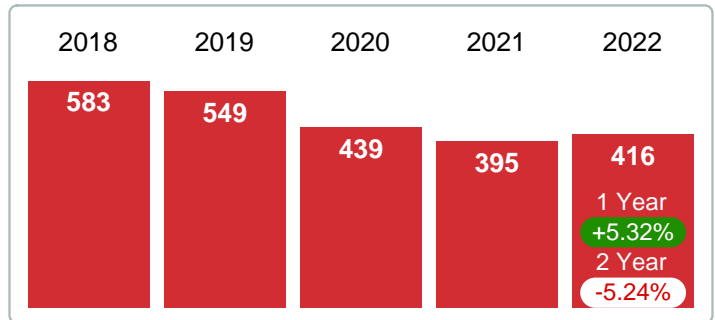
NEW LISTINGS

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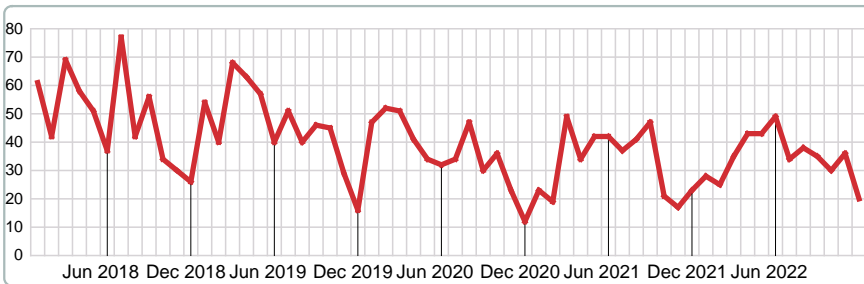
DECEMBER



YEAR TO DATE (YTD)

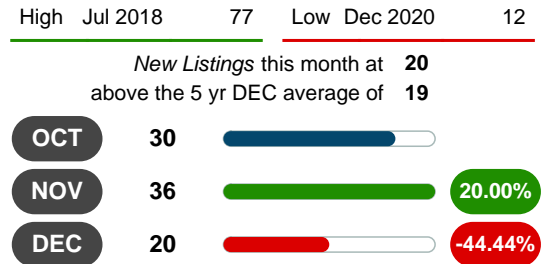


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 19



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	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
Median New Listed Listing Price	\$278,000		\$200,000	\$278,000	\$399,900	\$0

December 2022



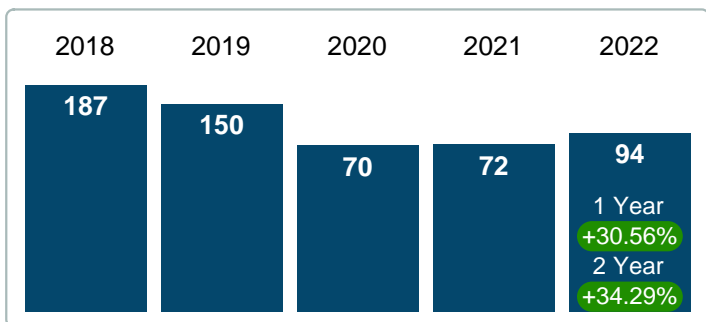
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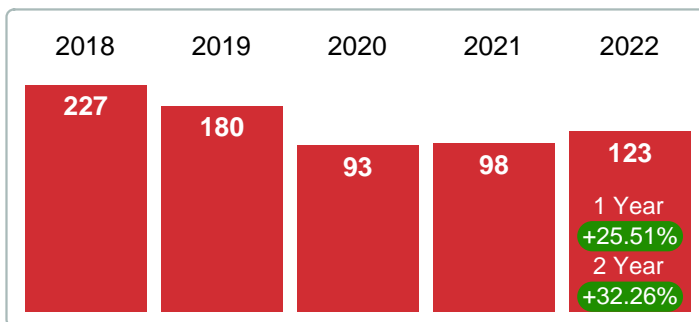
ACTIVE INVENTORY

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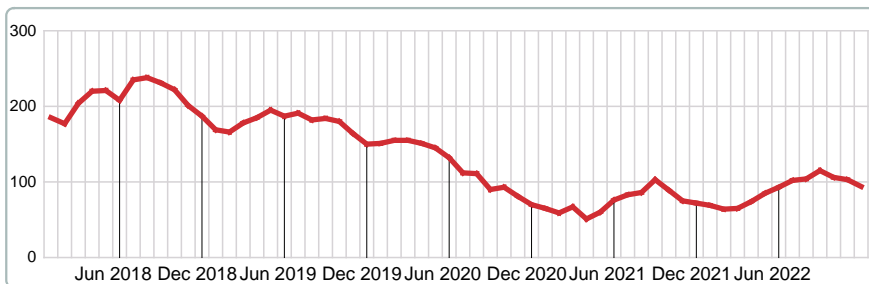
END OF DECEMBER



ACTIVE DURING DECEMBER

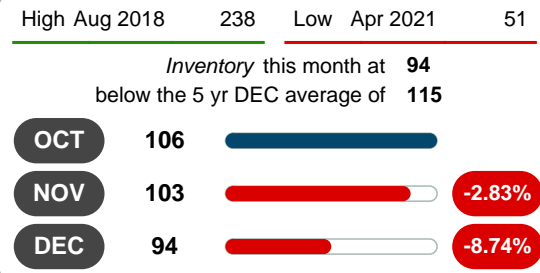


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 115



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	5	5.32%	44.0	3	2	0	0
\$75,001 - \$125,000	11	11.70%	72.0	5	5	1	0
\$125,001 - \$225,000	19	20.21%	79.0	4	11	3	1
\$225,001 - \$350,000	22	23.40%	84.5	4	14	4	0
\$350,001 - \$450,000	14	14.89%	55.5	2	7	4	1
\$450,001 - \$625,000	14	14.89%	81.0	1	8	4	1
\$625,001 and up	9	9.57%	119.0	2	2	2	3
Total Active Inventory by Units	94			21	49	18	6
Total Active Inventory by Volume	36,203,924	100%	72.0	8.36M	15.26M	9.04M	3.55M
Median Active Inventory Listing Price	\$280,000			\$200,000	\$265,000	\$367,500	\$589,000

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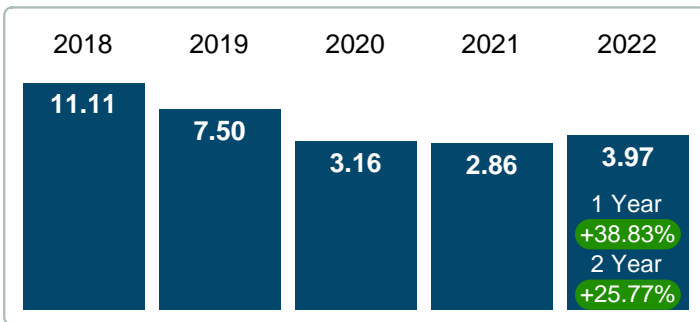
Area Delimited by County Of McIntosh - Residential Property Type



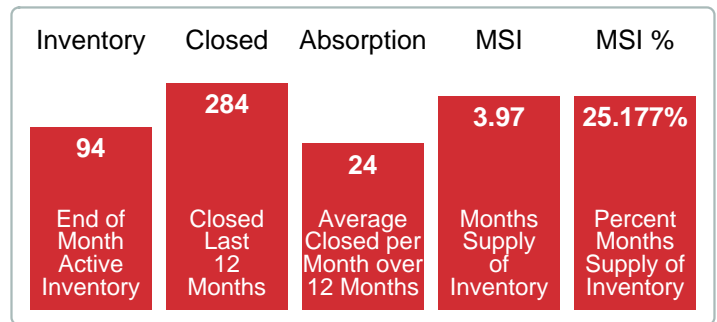
MONTHS SUPPLY of INVENTORY (MSI)

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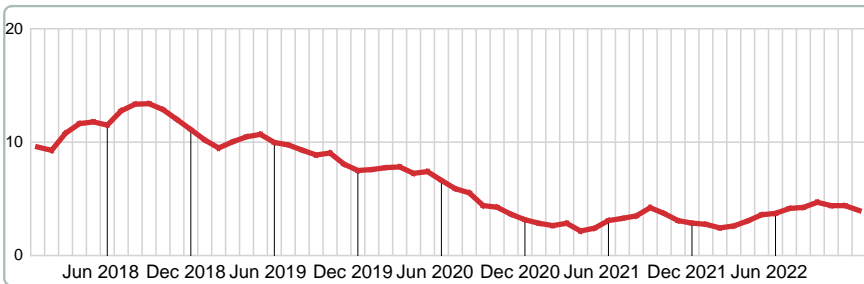
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2022



5 YEAR MARKET ACTIVITY TRENDS

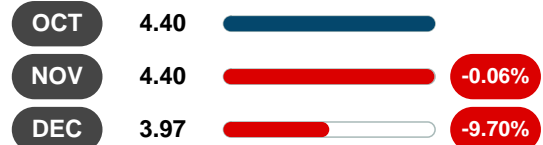


3 MONTHS

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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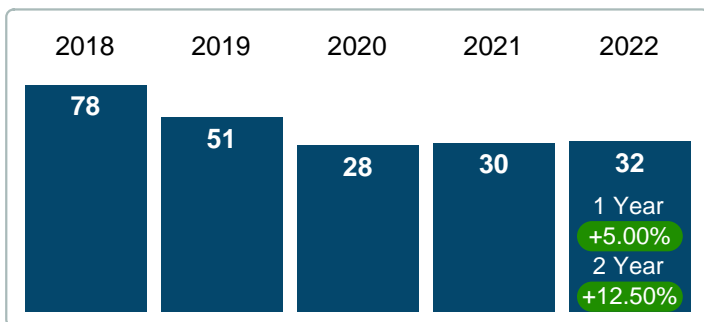
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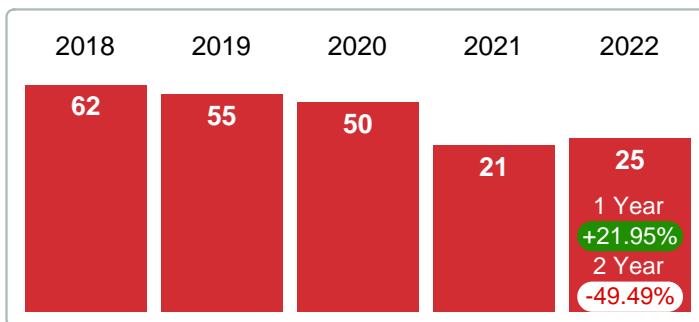
MEDIAN DAYS ON MARKET TO SALE

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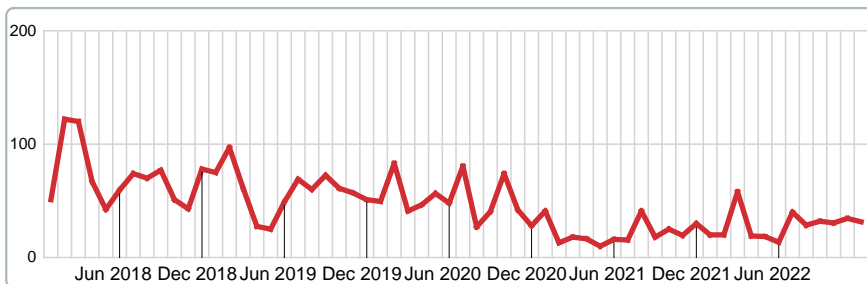
DECEMBER



YEAR TO DATE (YTD)

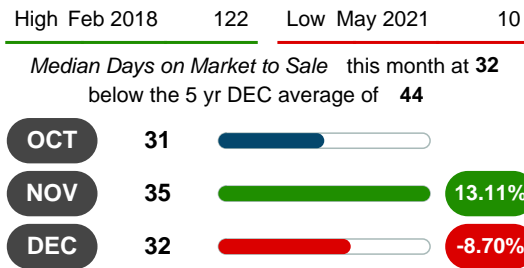


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 44



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
\$0 and less	0	0.00%	119	0	0	0	0
\$1-\$75,000	6	21.43%	37	37	78	0	0
\$75,001-\$125,000	2	7.14%	12	16	7	0	0
\$125,001-\$200,000	8	28.57%	30	37	27	0	0
\$200,001-\$275,000	5	17.86%	22	5	82	22	117
\$275,001-\$400,000	4	14.29%	52	0	38	80	0
\$400,001 and up	3	10.71%	62	0	80	35	62
Median Closed DOM			32	21	34	32	90
Total Closed Units		100%	28	13	9	4	2
Total Closed Volume			5,500,600	1.56M	1.81M	1.51M	627.00K

December 2022



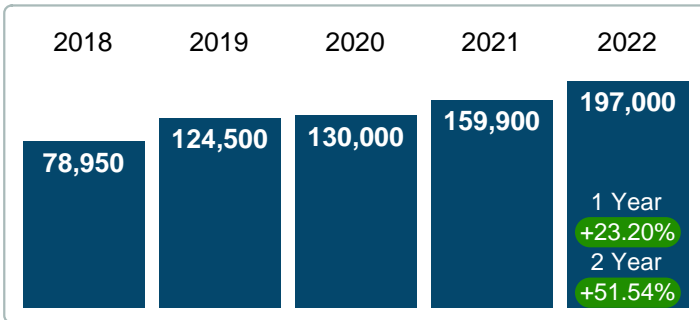
Area Delimited by County Of McIntosh - Residential Property Type



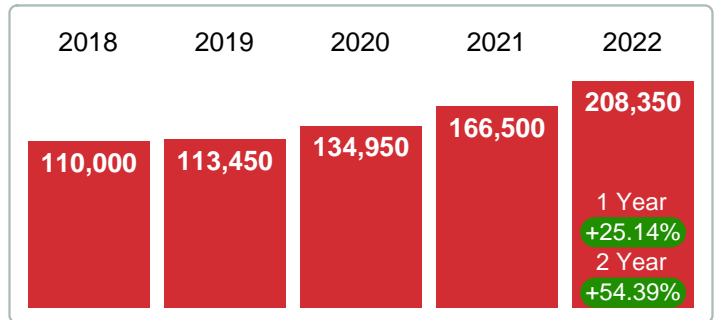
MEDIAN LIST PRICE AT CLOSING

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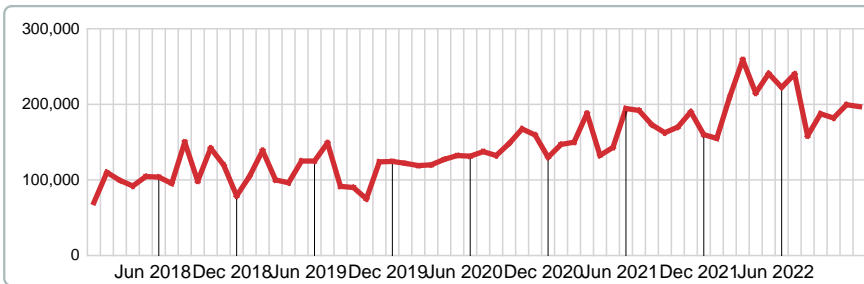
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

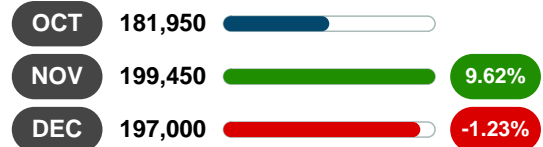


3 MONTHS

5 year DEC AVG = 138,070

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

Median List Price at Closing this month at **197,000** above the 5 yr DEC average of **138,070**



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
\$0 and less	0	0.00%	62	0	0	0	0
\$1-\$75,000	6	21.43%	31,000	23,450	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%	169,900	150,000	187,500	0	0
\$200,001-\$275,000	6	21.43%	234,250	239,000	275,000	207,700	229,500
\$275,001-\$400,000	4	14.29%	322,000	0	322,500	322,000	0
\$400,001 and up	3	10.71%	559,000	0	559,000	680,000	549,900
Median List Price			197,000	139,500	199,999	322,000	389,700
Total Closed Units		100%	197,000	13	9	4	2
Total Closed Volume			6,076,199	1.73M	2.03M	1.53M	779.40K

December 2022



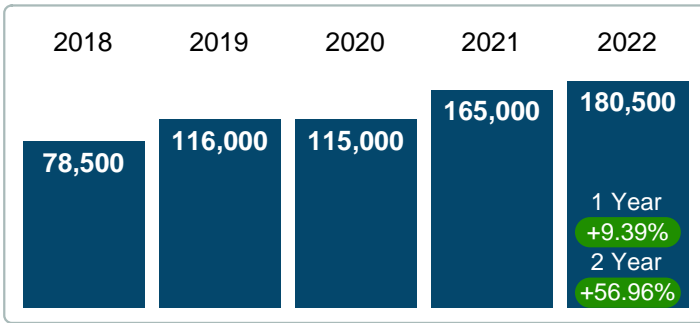
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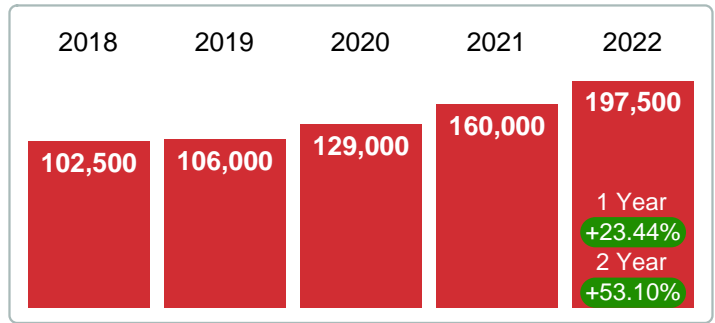
MEDIAN SOLD PRICE AT CLOSING

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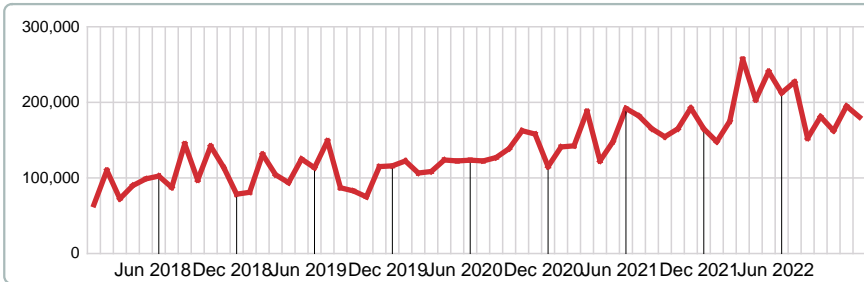
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

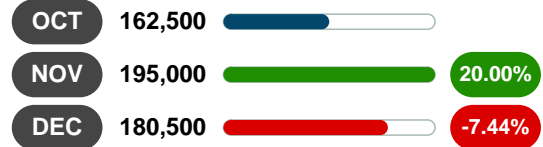


3 MONTHS

5 year DEC AVG = 131,000

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

Median Sold Price at Closing this month at **180,500**
above the 5 yr DEC average of **131,000**



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
\$0 and less	0	0.00%	559,000	0	0	0	0
\$1-\$75,000	6	21.43%	20,000	16,500	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%	162,500	153,750	174,750	0	0
\$200,001-\$275,000	5	17.86%	210,000	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%	440,000	0	440,000	680,000	420,000
Median Sold Price			180,500	130,000	189,500	310,000	313,500
Total Closed Units		100%	180,500	13	9	4	2
Total Closed Volume			5,500,600	1.56M	1.81M	1.51M	627.00K

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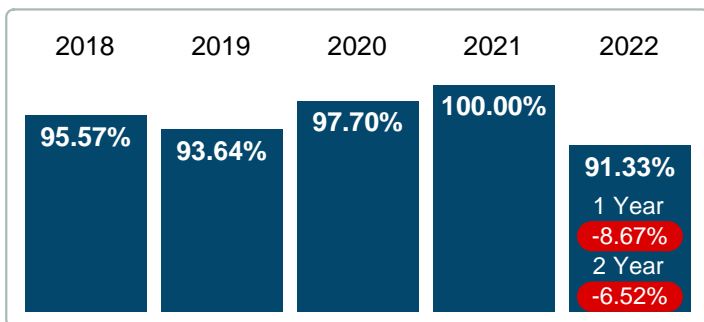
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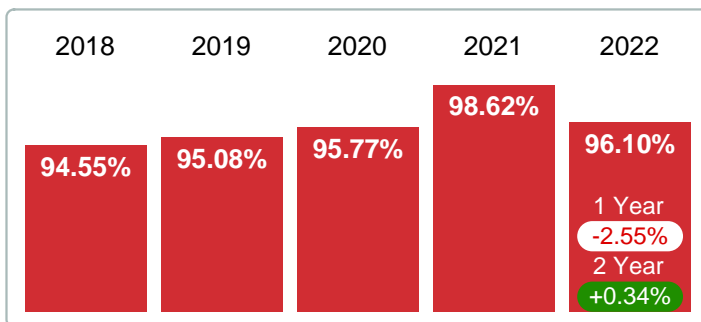
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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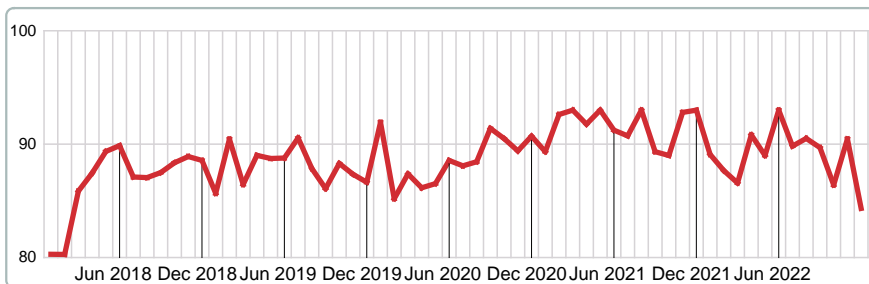
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

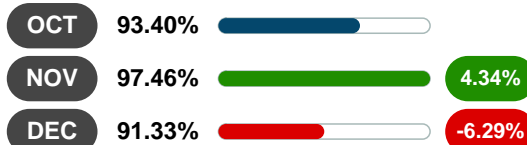


3 MONTHS

5 year DEC AVG = 95.65%

High Jun 2022 100.00% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **91.33%**
below the 5 yr DEC average of **95.65%**



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
\$0 and less	0	0.00%	40.00%	0.00%	0.00%	0.00%	0.00%
\$1-\$75,000	6	21.43%	68.84%	76.13%	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%	93.97%	94.09%	93.09%	0.00%	0.00%
\$200,001-\$275,000	5	17.86%	90.91%	88.92%	90.91%	100.00%	90.20%
\$275,001-\$400,000	4	14.29%	96.29%	0.00%	95.00%	96.29%	0.00%
\$400,001 and up	3	10.71%	78.71%	0.00%	78.71%	100.00%	76.38%
Median Sold/List Ratio		91.33%		91.24%	90.91%	98.39%	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



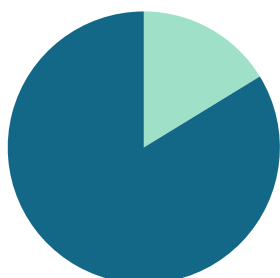
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

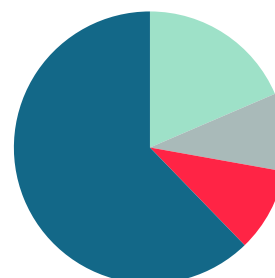


Inventory
 New Listings
20 = 16.26%
 Start Inventory
103
 Total Inventory Units
123
 Volume
\$43,864,879

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%
Median List Price	159,900	197,000	23.20%	166,500	208,350	25.14%
Median Sale Price	165,000	180,500	9.39%	160,000	197,500	23.44%
Median Percent of Selling Price to List Price	100.00%	91.33%	-8.67%	98.62%	96.10%	-2.55%
Median Days on Market to Sale	30.00	31.50	5.00%	20.50	25.00	21.95%
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%

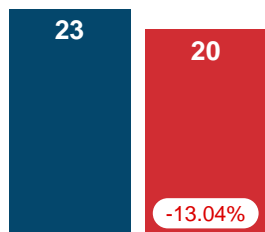
Absorption: Last 12 months, an Average of **24** Sales/Month

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

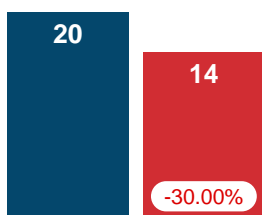
DECEMBER MARKET

MEDIAN PRICES

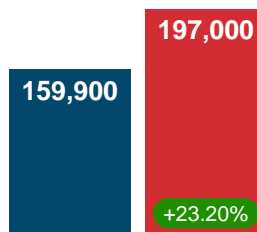
New Listings



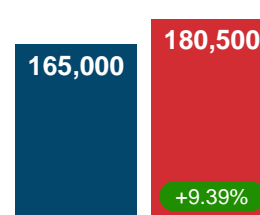
Pending Listings



List Price



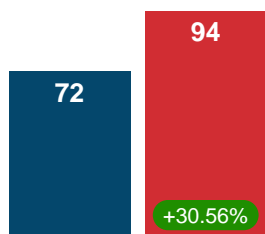
Sale Price



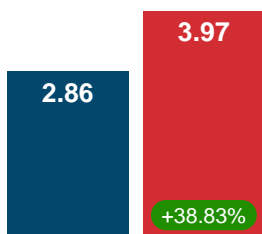
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

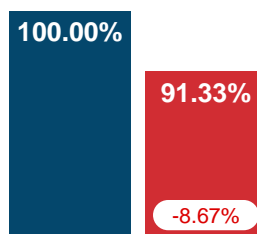
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

