

February 2022



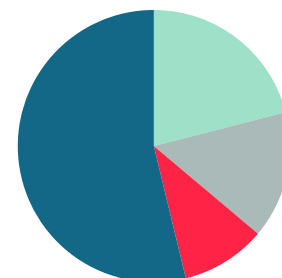
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	February 2022	+/-%
Closed Listings	11	25	127.27%
Pending Listings	16	18	12.50%
New Listings	19	25	31.58%
Average List Price	150,527	204,264	35.70%
Average Sale Price	148,036	195,840	32.29%
Average Percent of Selling Price to List Price	97.53%	93.47%	-4.17%
Average Days on Market to Sale	34.55	47.52	37.56%
End of Month Inventory	59	64	8.47%
Months Supply of Inventory	2.64	2.44	-7.71%



■ Closed (21.01%)
■ Pending (15.13%)
■ Other OffMarket (10.08%)
■ Active (53.78%)

Absorption: Last 12 months, an Average of **26** Sales/Month
Active Inventory as of February 28, 2022 = **64**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2022 rose **8.47%** to 64 existing homes available for sale. Over the last 12 months this area has had an average of 26 closed sales per month. This represents an unsold inventory index of **2.44** 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 **32.29%** in February 2022 to \$195,840 versus the previous year at \$148,036.

Average Days on Market Lengthens

The average number of **47.52** days that homes spent on the market before selling increased by 12.97 days or **37.56%** in February 2022 compared to last year's same month at **34.55** DOM.

Sales Success for February 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 25 New Listings in February 2022, up **31.58%** from last year at 19. Furthermore, there were 25 Closed Listings this month versus last year at 11, a **127.27%** increase.

Closed versus Listed trends yielded a **100.0%** ratio, up from previous year's, February 2021, at **57.9%**, a **72.73%** 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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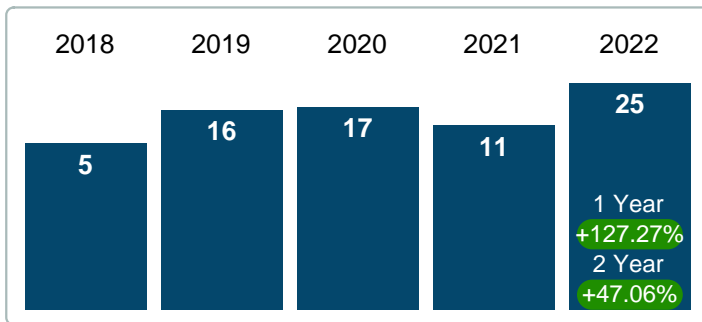
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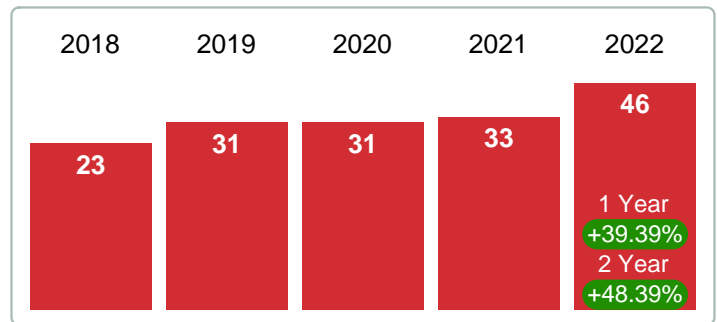
CLOSED LISTINGS

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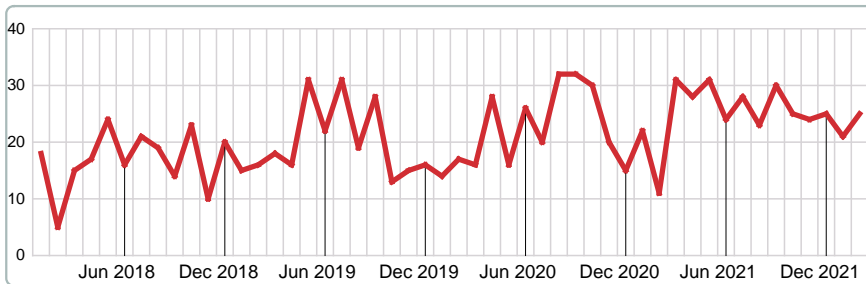
FEBRUARY



YEAR TO DATE (YTD)

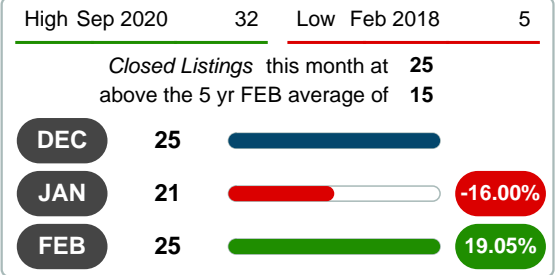


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 15



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	16.00%	40.5	4	0	0	0
\$50,001 - \$75,000	1	4.00%	1.0	1	0	0	0
\$75,001 - \$125,000	4	16.00%	47.3	1	3	0	0
\$125,001 - \$200,000	6	24.00%	67.5	1	5	0	0
\$200,001 - \$300,000	3	12.00%	65.7	1	2	0	0
\$300,001 - \$375,000	4	16.00%	42.3	0	3	1	0
\$375,001 and up	3	12.00%	21.7	0	3	0	0
Total Closed Units	25			8	16	1	0
Total Closed Volume	4,896,000	100%	47.5	650.00K	3.94M	306.50K	0.00B
Average Closed Price	\$195,840			\$81,250	\$246,219	\$306,500	\$0

February 2022



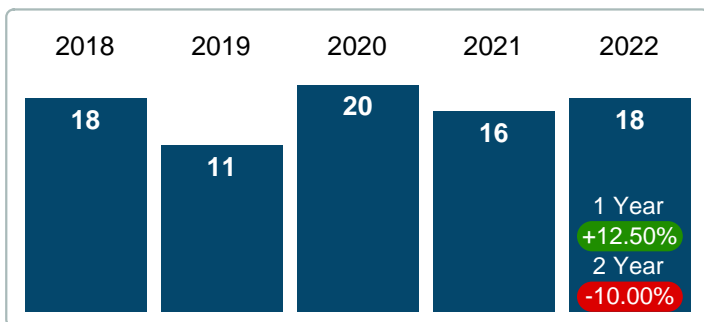
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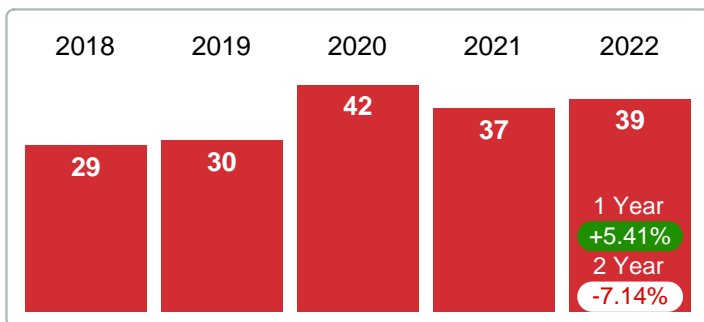
PENDING LISTINGS

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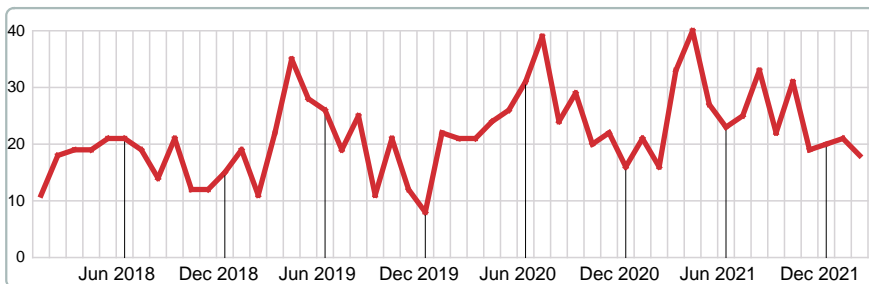
FEBRUARY



YEAR TO DATE (YTD)

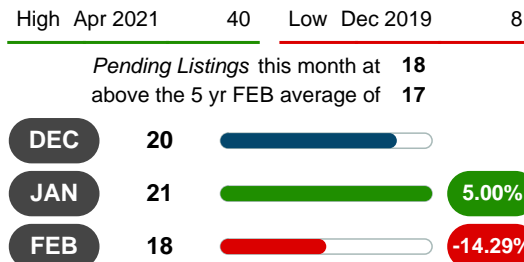


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 17



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	1	5.56%	150.0	1	0	0	0
\$50,001 - \$100,000	3	16.67%	122.7	2	0	1	0
\$100,001 - \$125,000	2	11.11%	7.0	1	1	0	0
\$125,001 - \$175,000	4	22.22%	23.5	2	2	0	0
\$175,001 - \$350,000	4	22.22%	72.3	1	2	1	0
\$350,001 - \$475,000	2	11.11%	53.5	0	2	0	0
\$475,001 and up	2	11.11%	152.0	0	1	1	0
Total Pending Units	18			7	8	3	0
Total Pending Volume	3,936,355	100%	73.7	764.90K	2.24M	934.06K	0.00B
Average Listing Price	\$218,686			\$109,271	\$279,675	\$311,352	\$0

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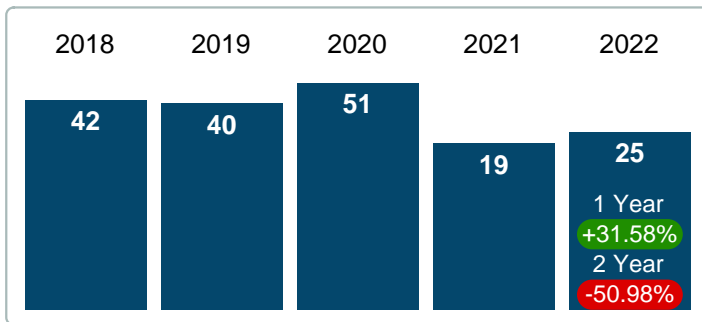
Area Delimited by County Of McIntosh - Residential Property Type



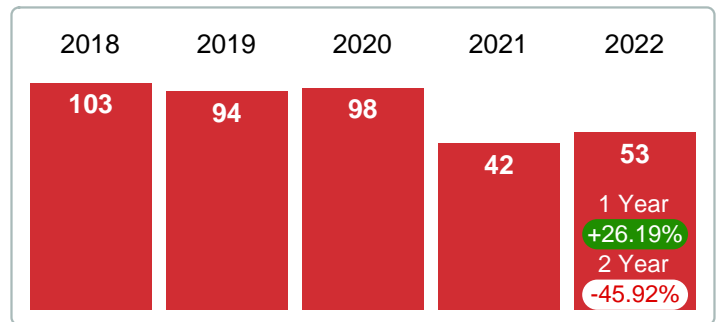
NEW LISTINGS

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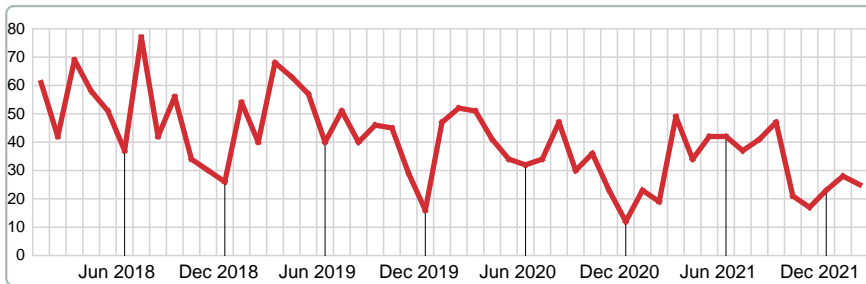
FEBRUARY



YEAR TO DATE (YTD)

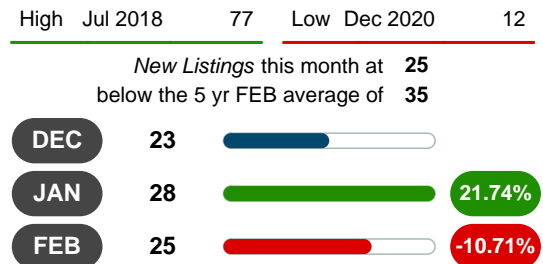


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 35



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	8.00%	1	1	0	0
\$50,001 - \$100,000	3	12.00%	3	0	0	0
\$100,001 - \$150,000	5	20.00%	2	3	0	0
\$150,001 - \$200,000	4	16.00%	2	1	1	0
\$200,001 - \$275,000	5	20.00%	0	4	1	0
\$275,001 - \$375,000	3	12.00%	1	2	0	0
\$375,001 and up	3	12.00%	0	2	1	0
Total New Listed Units	25		9	13	3	0
Total New Listed Volume	5,056,700	100%	1.14M	3.14M	782.40K	0.00B
Average New Listed Listing Price	\$182,432		\$126,444	\$241,254	\$260,800	\$0

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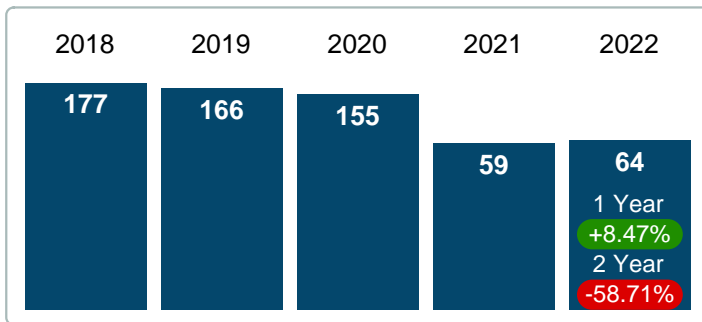
Area Delimited by County Of McIntosh - Residential Property Type



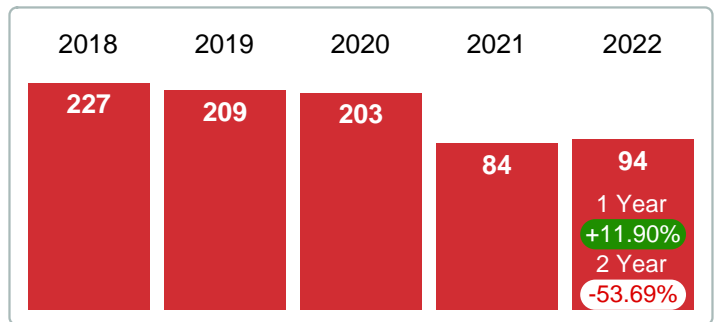
ACTIVE INVENTORY

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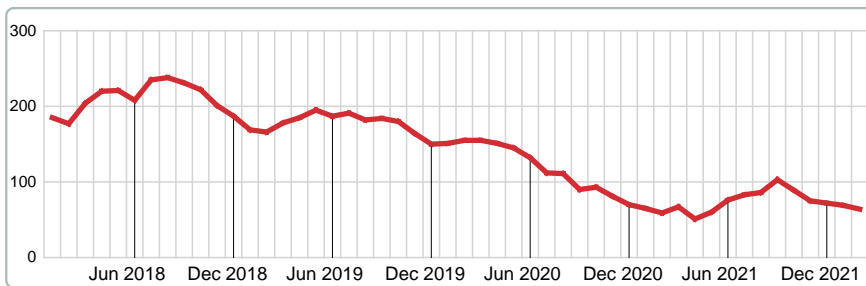
END OF FEBRUARY



ACTIVE DURING FEBRUARY

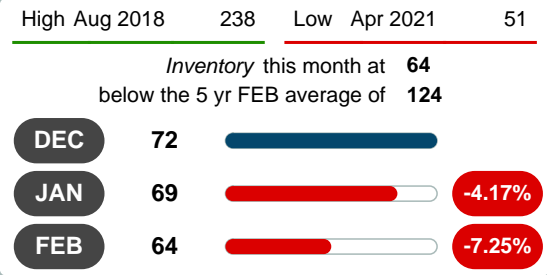


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 124



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	9.38%	38.0	4	2	0	0
\$100,001 - \$150,000	6	9.38%	62.5	2	4	0	0
\$150,001 - \$200,000	7	10.94%	48.9	1	5	1	0
\$200,001 - \$300,000	21	32.81%	100.6	3	13	4	1
\$300,001 - \$375,000	9	14.06%	113.1	1	3	3	2
\$375,001 - \$600,000	9	14.06%	74.4	1	6	2	0
\$600,001 and up	6	9.38%	120.8	0	2	1	3
Total Active Inventory by Units	64			12	35	11	6
Total Active Inventory by Volume	19,616,100	100%	85.5	2.11M	10.13M	4.25M	3.12M
Average Active Inventory Listing Price	\$306,502			\$175,692	\$289,486	\$386,718	\$520,317

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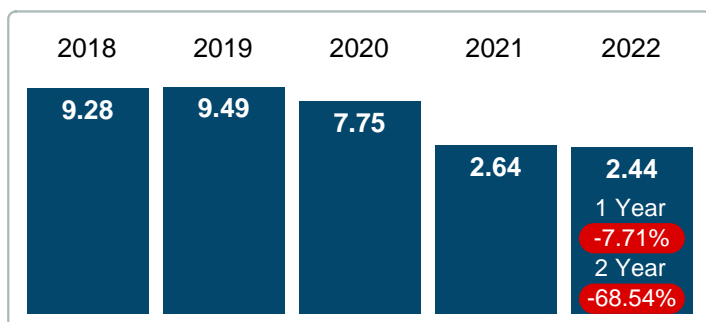
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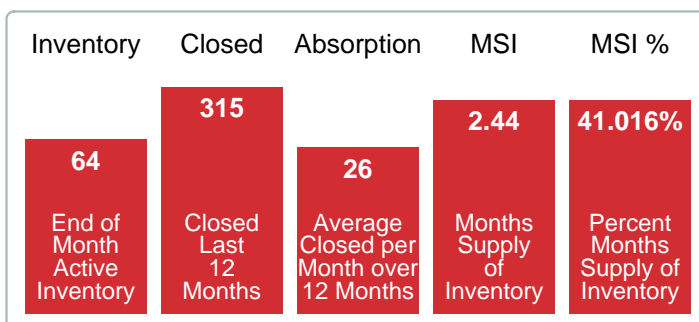
MONTHS SUPPLY of INVENTORY (MSI)

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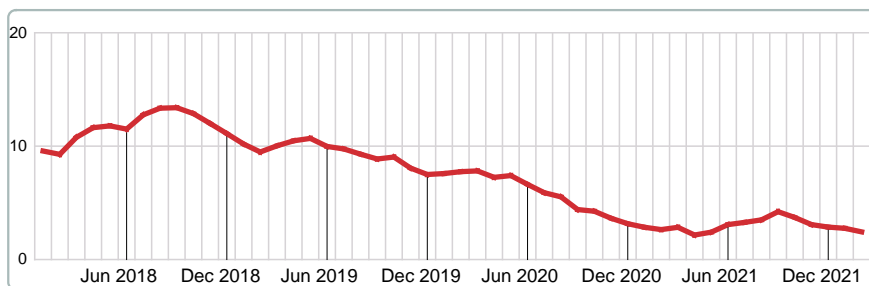
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022



5 YEAR MARKET ACTIVITY TRENDS

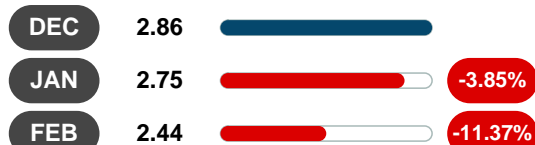


3 MONTHS

5 year FEB AVG = 6.32

High Sep 2018 13.39 Low Apr 2021 2.16

Months Supply this month at 2.44
below the 5 yr FEB average of 6.32



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
\$100,000 and less	6	9.38%	0.87	1.09	0.63	0.00	0.00
\$100,001 - \$150,000	6	9.38%	1.14	1.09	1.37	0.00	0.00
\$150,001 - \$200,000	7	10.94%	1.58	3.00	1.50	1.33	0.00
\$200,001 - \$300,000	21	32.81%	5.60	5.14	6.24	4.36	6.00
\$300,001 - \$375,000	9	14.06%	4.32	12.00	2.25	7.20	8.00
\$375,001 - \$600,000	9	14.06%	2.84	12.00	3.27	3.00	0.00
\$600,001 and up	6	9.38%	9.00	0.00	6.00	4.00	36.00
Market Supply of Inventory (MSI)			2.44	1.82	2.33	3.07	5.54
Total Active Inventory by Units		100%	2.44	12	35	11	6

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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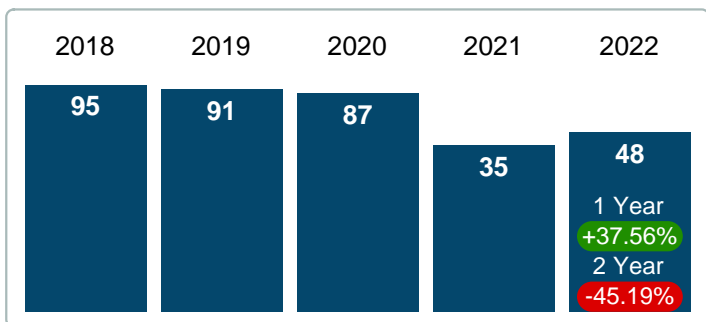
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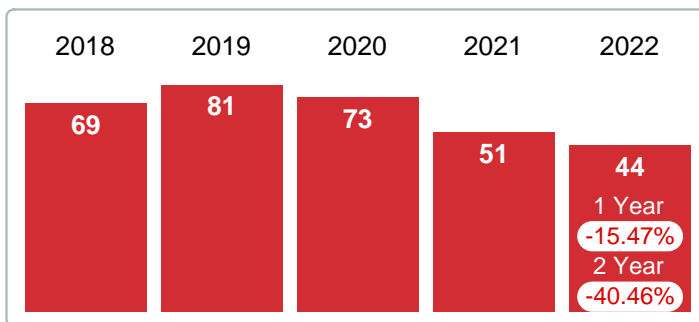
AVERAGE DAYS ON MARKET TO SALE

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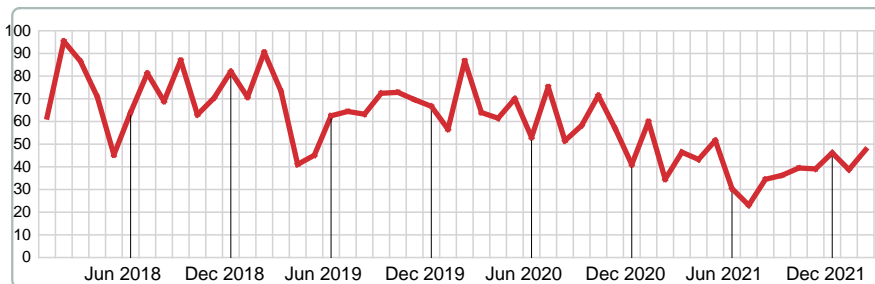
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 71

High Feb 2018 95 Low Jul 2021 23

Average Days on Market to Sale this month at 48 below the 5 yr FEB average of 71



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
\$50,000 and less	16.00%	41	41	0	0	0
\$50,001 - \$75,000	4.00%	1	1	0	0	0
\$75,001 - \$125,000	16.00%	47	4	62	0	0
\$125,001 - \$200,000	24.00%	68	20	77	0	0
\$200,001 - \$300,000	12.00%	66	24	87	0	0
\$300,001 - \$375,000	16.00%	42	0	16	120	0
\$375,001 and up	12.00%	22	0	22	0	0
Average Closed DOM		48	26	54	120	0
Total Closed Units	100%	48	8	16	1	0
Total Closed Volume		4,896,000	650.00K	3.94M	306.50K	0.00B

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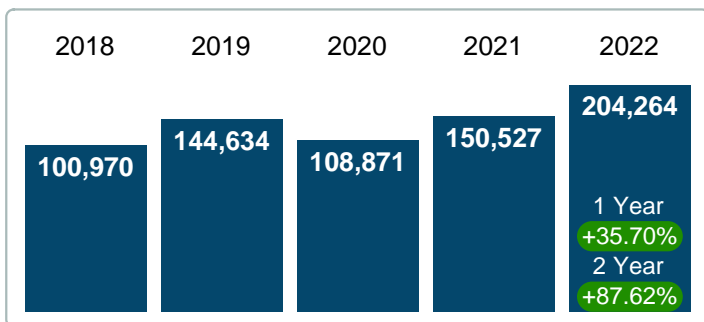
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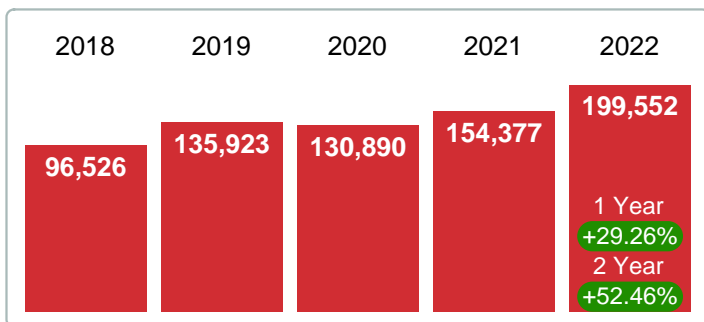
AVERAGE LIST PRICE AT CLOSING

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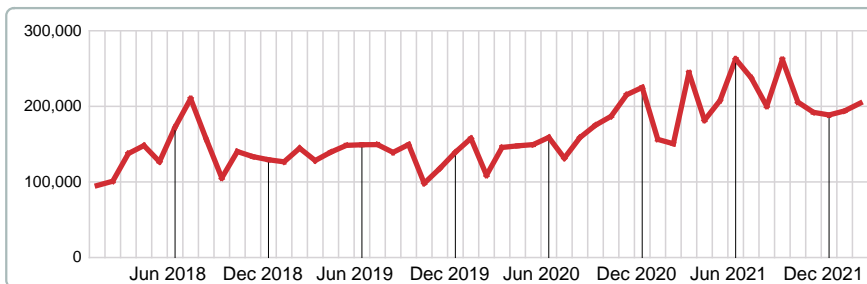
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

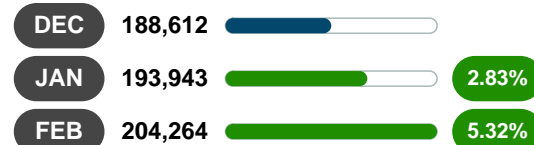


3 MONTHS

5 year FEB AVG = 141,853

High Jun 2021 262,525 Low Jan 2018 95,292

Average List Price at Closing this month at **204,264**
above the 5 yr FEB average of **141,853**



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
\$50,000 and less	8.00%	28,950	43,200	0	0	0
\$50,001 - \$75,000	12.00%	57,633	58,000	0	0	0
\$75,001 - \$125,000	12.00%	116,500	110,000	126,167	0	0
\$125,001 - \$200,000	16.00%	153,075	134,400	202,780	0	0
\$200,001 - \$300,000	28.00%	241,429	234,000	240,500	0	0
\$300,001 - \$375,000	16.00%	358,750	0	353,333	300,000	0
\$375,001 and up	8.00%	394,500	0	388,000	0	0
Average List Price		204,264	88,650	256,088	300,000	0
Total Closed Units	100%	204,264	8	16	1	0
Total Closed Volume		5,106,600	709.20K	4.10M	300.00K	0.00B

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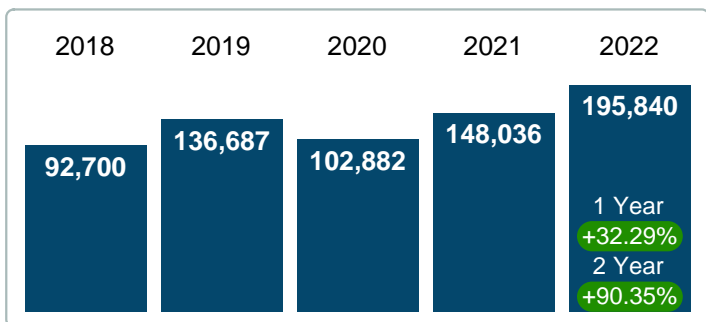
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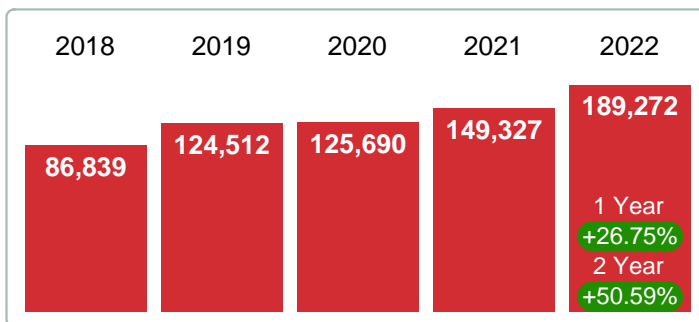
AVERAGE SOLD PRICE AT CLOSING

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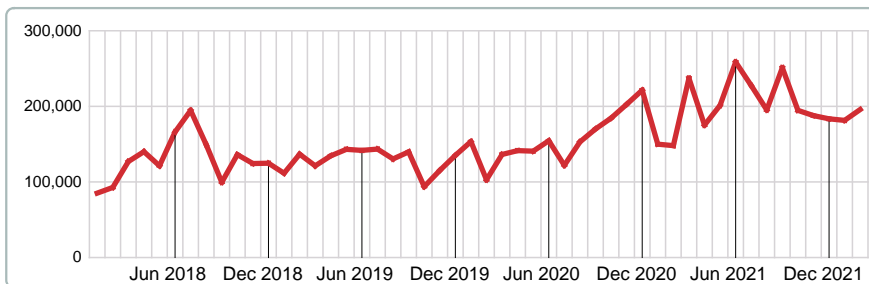
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

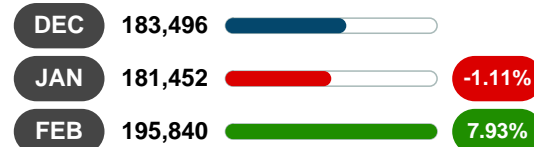


3 MONTHS

5 year FEB AVG = 135,229

High Jun 2021 258,600 Low Jan 2018 85,211

Average Sold Price at Closing this month at **195,840** above the 5 yr FEB average of **135,229**



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
\$50,000 and less	16.00%	37,500	37,500	0	0	0
\$50,001 - \$75,000	4.00%	58,000	58,000	0	0	0
\$75,001 - \$125,000	16.00%	108,625	97,000	112,500	0	0
\$125,001 - \$200,000	24.00%	169,167	130,000	177,000	0	0
\$200,001 - \$300,000	12.00%	228,333	215,000	235,000	0	0
\$300,001 - \$375,000	16.00%	337,125	0	347,333	306,500	0
\$375,001 and up	12.00%	401,667	0	401,667	0	0
Average Sold Price		195,840	81,250	246,219	306,500	0
Total Closed Units	100%	195,840	8	16	1	0
Total Closed Volume		4,896,000	650.00K	3.94M	306.50K	0.00B

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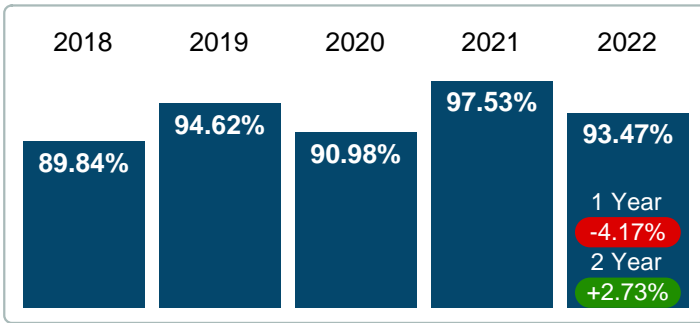
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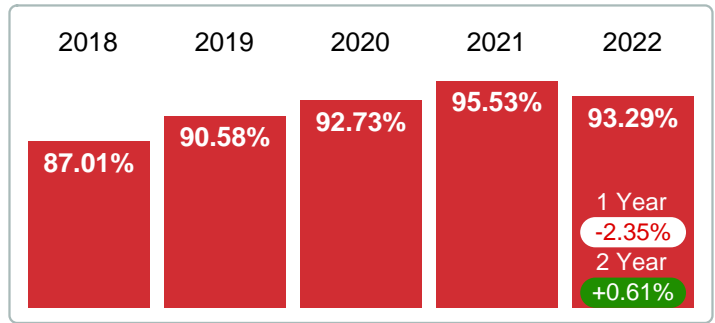
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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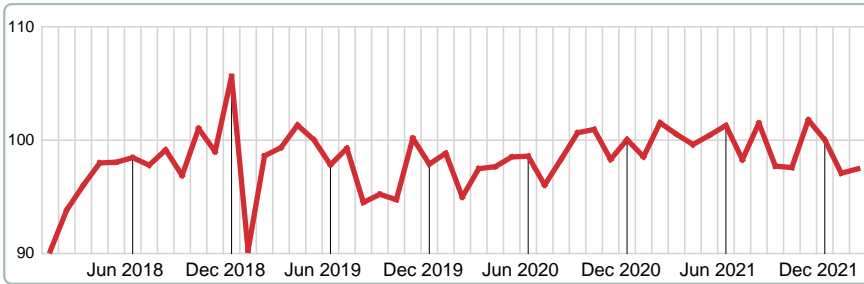
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

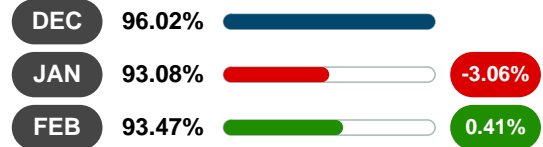


3 MONTHS

5 year FEB AVG = 93.29%

High Dec 2018 101.62% Low Jan 2018 86.22%

Average Sold/List Ratio this month at **93.47%**
 equal to 5 yr FEB average of **93.29%**



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
\$50,000 and less	4	16.00%	86.82%	86.82%	0.00%	0.00%	0.00%
\$50,001 - \$75,000	1	4.00%	100.00%	100.00%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	4	16.00%	88.91%	88.18%	89.16%	0.00%	0.00%
\$125,001 - \$200,000	6	24.00%	89.66%	96.73%	88.24%	0.00%	0.00%
\$200,001 - \$300,000	3	12.00%	95.82%	91.88%	97.79%	0.00%	0.00%
\$300,001 - \$375,000	4	16.00%	99.32%	0.00%	98.38%	102.17%	0.00%
\$375,001 and up	3	12.00%	103.69%	0.00%	103.69%	0.00%	0.00%
Average Sold/List Ratio		93.50%		90.51%	94.40%	102.17%	0.00%
Total Closed Units		25	100%	8	16	1	
Total Closed Volume		4,896,000		650.00K	3.94M	306.50K	0.00B

February 2022



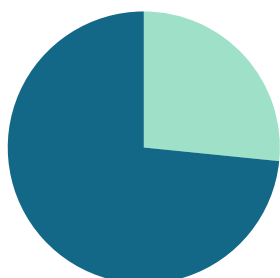
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

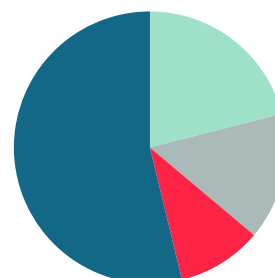


Inventory
 New Listings
25 = 26.60%
 Start Inventory
69
 Total Inventory Units
94
 Volume
\$26,624,255

Market Activity

Closed Sales
25 = 21.01%
 Pending Sales
18 = 15.13%
 Other Off Market
12 = 10.08%
 Active Inventory
64 = 53.78%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	11	25	127.27%	33	46	39.39%
Pending Sales	16	18	12.50%	37	39	5.41%
New Listings	19	25	31.58%	42	53	26.19%
Average List Price	150,527	204,264	35.70%	154,377	199,552	29.26%
Average Sale Price	148,036	195,840	32.29%	149,327	189,272	26.75%
Average Percent of Selling Price to List Price	97.53%	93.47%	-4.17%	95.53%	93.29%	-2.35%
Average Days on Market to Sale	34.55	47.52	37.56%	51.48	43.52	-15.47%
Monthly Inventory	59	64	8.47%	59	64	8.47%
Months Supply of Inventory	2.64	2.44	-7.71%	2.64	2.44	-7.71%

Absorption: Last 12 months, an Average of **26** Sales/Month

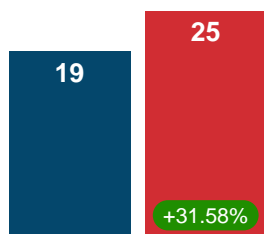
Inventory on February 28, 2022 = **64**

2021 **2022**

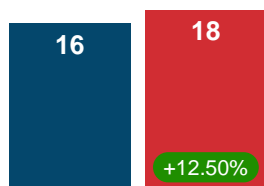
FEBRUARY MARKET

AVERAGE PRICES

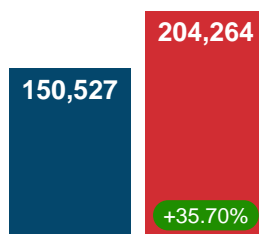
New Listings



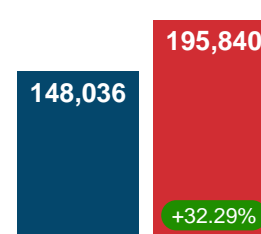
Pending Listings



List Price



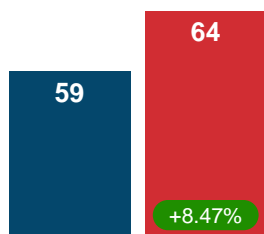
Sale Price



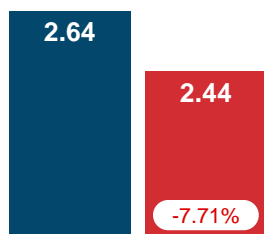
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

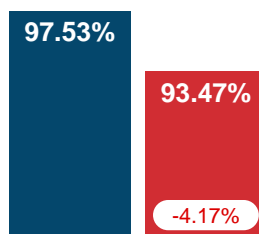
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

