

January 2022



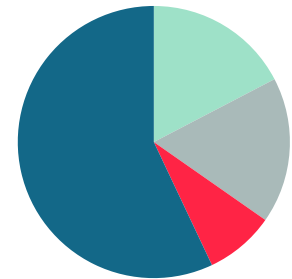
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	January 2022	+/-%
Closed Listings	22	21	-4.55%
Pending Listings	21	21	0.00%
New Listings	23	28	21.74%
Average List Price	156,302	193,943	24.08%
Average Sale Price	149,973	181,452	20.99%
Average Percent of Selling Price to List Price	94.54%	93.08%	-1.54%
Average Days on Market to Sale	59.95	38.76	-35.35%
End of Month Inventory	65	69	6.15%
Months Supply of Inventory	2.85	2.75	-3.37%



■ Closed (17.36%)
■ Pending (17.36%)
■ Other OffMarket (8.26%)
■ Active (57.02%)

Absorption: Last 12 months, an Average of **25** Sales/Month
Active Inventory as of January 31, 2022 = **69**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2022 rose **6.15%** to 69 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 **2.75** 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 **20.99%** in January 2022 to \$181,452 versus the previous year at \$149,973.

Average Days on Market Shortens

The average number of **38.76** days that homes spent on the market before selling decreased by 21.19 days or **35.35%** in January 2022 compared to last year's same month at **59.95** DOM.

Sales Success for January 2022 is Positive

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

There were 28 New Listings in January 2022, up **21.74%** from last year at 23. Furthermore, there were 21 Closed Listings this month versus last year at 22, a **-4.55%** decrease.

Closed versus Listed trends yielded a **75.0%** ratio, down from previous year's, January 2021, at **95.7%**, a **21.59%** downswing. 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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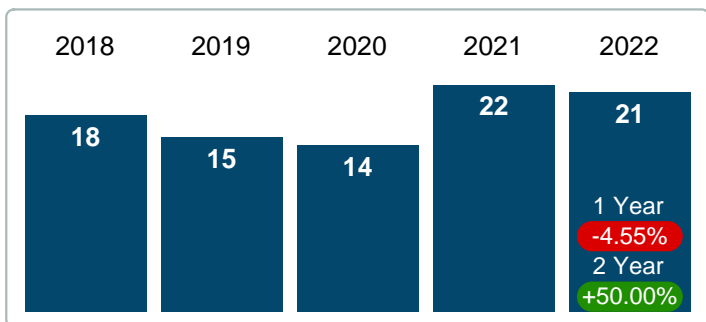
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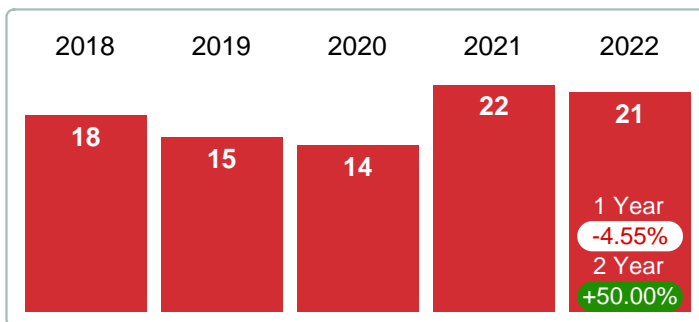
CLOSED LISTINGS

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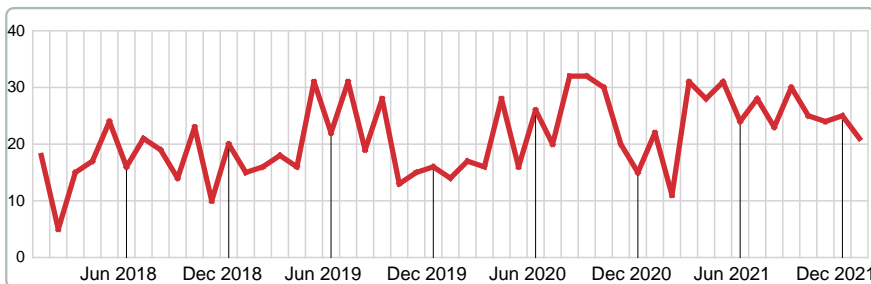
JANUARY



YEAR TO DATE (YTD)

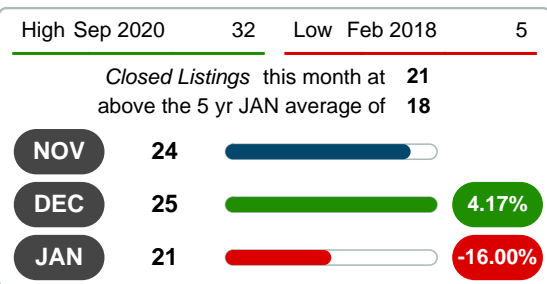


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 18



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	1	4.76%	165.0	1	0	0	0
\$50,001 - \$100,000	2	9.52%	46.5	0	2	0	0
\$100,001 - \$125,000	3	14.29%	10.3	0	3	0	0
\$125,001 - \$175,000	8	38.10%	16.8	2	4	2	0
\$175,001 - \$300,000	2	9.52%	29.0	0	2	0	0
\$300,001 - \$325,000	1	4.76%	71.0	0	1	0	0
\$325,001 and up	4	19.05%	65.5	0	3	0	1
Total Closed Units	21			3	15	2	1
Total Closed Volume	3,810,500	100%	38.8	295.00K	2.89M	288.00K	340.00K
Average Closed Price	\$181,452			\$98,333	\$192,500	\$144,000	\$340,000

January 2022



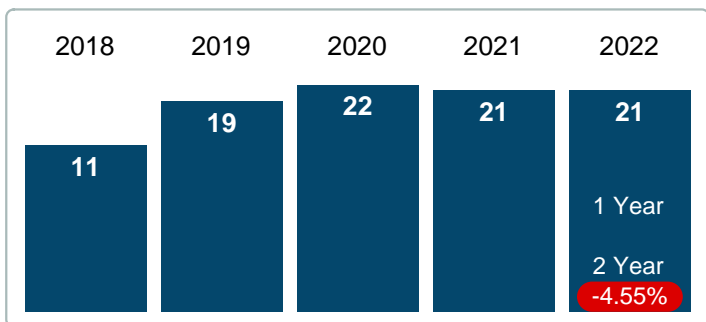
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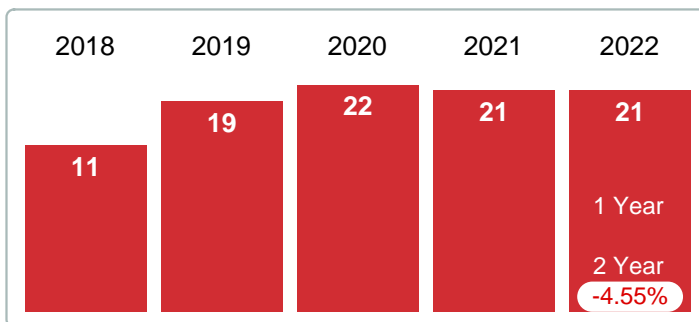
PENDING LISTINGS

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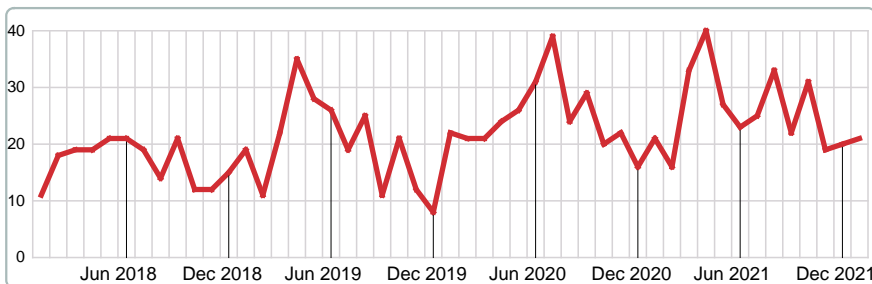
JANUARY



YEAR TO DATE (YTD)

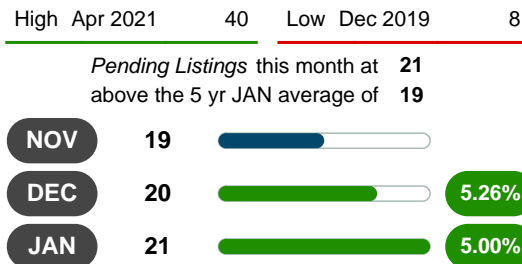


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 19



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 - \$125,000	4	19.05%	36.8	2	2	0	0
\$125,001 - \$200,000	3	14.29%	50.3	0	3	0	0
\$200,001 - \$325,000	6	28.57%	49.7	2	4	0	0
\$325,001 - \$375,000	3	14.29%	15.7	1	1	1	0
\$375,001 - \$475,000	2	9.52%	27.0	0	1	1	0
\$475,001 and up	3	14.29%	71.0	0	0	2	1
Total Pending Units	21			5	11	4	1
Total Pending Volume	5,691,300	100%	43.3	963.80K	2.33M	1.77M	625.00K
Average Listing Price	\$271,014			\$192,760	\$211,773	\$443,250	\$625,000

January 2022



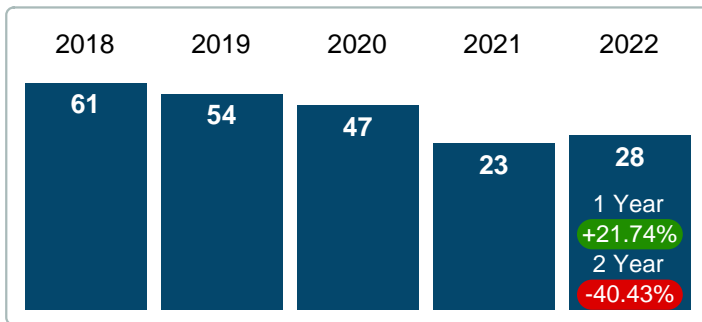
Area Delimited by County Of McIntosh - Residential Property Type



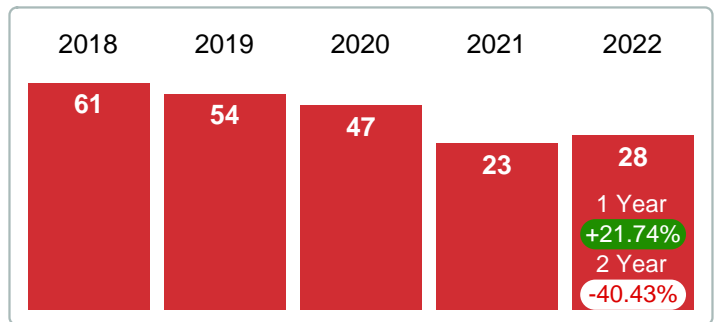
NEW LISTINGS

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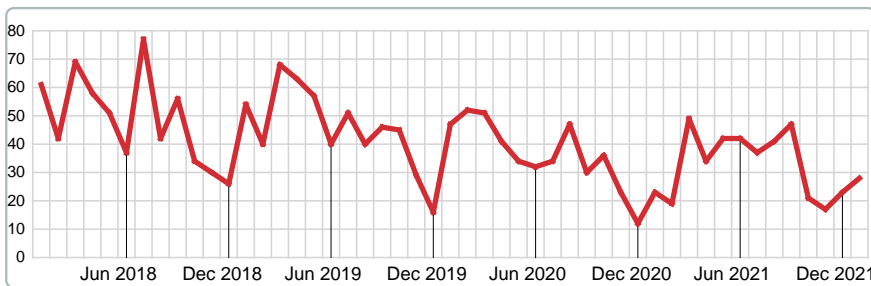
JANUARY



YEAR TO DATE (YTD)

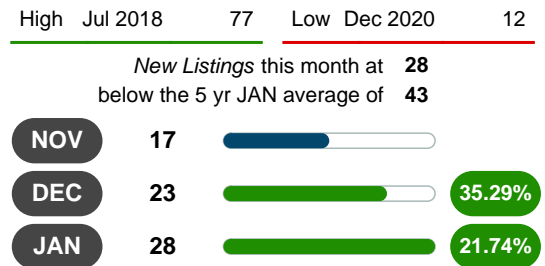


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 43



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	2	7.14%	2	0	0	0
\$100,001 - \$150,000	4	14.29%	2	2	0	0
\$150,001 - \$225,000	4	14.29%	1	3	0	0
\$225,001 - \$300,000	7	25.00%	3	4	0	0
\$300,001 - \$450,000	5	17.86%	1	2	2	0
\$450,001 - \$550,000	3	10.71%	0	0	3	0
\$550,001 and up	3	10.71%	0	1	0	2
Total New Listed Units	28		9	12	5	2
Total New Listed Volume	8,531,600	100%	1.67M	3.20M	2.16M	1.50M
Average New Listed Listing Price	\$302,827		\$186,033	\$267,067	\$431,500	\$747,500

January 2022



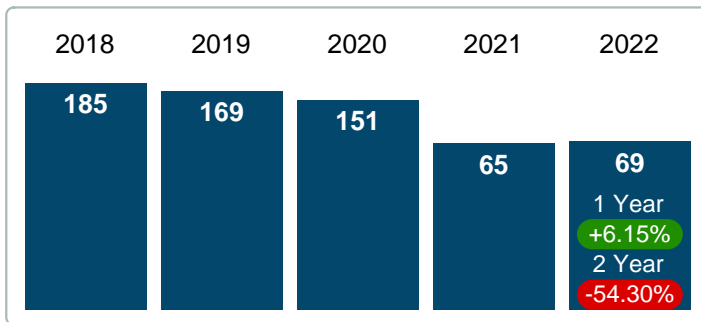
Area Delimited by County Of McIntosh - Residential Property Type



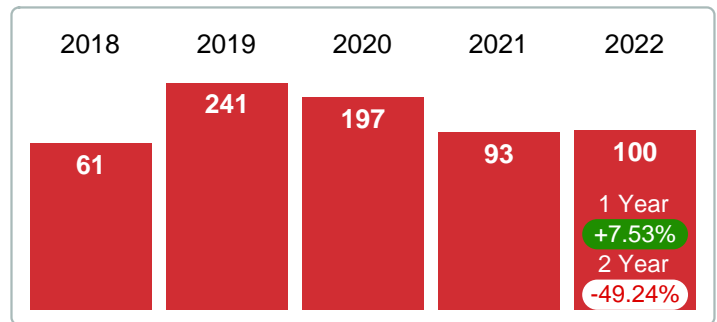
ACTIVE INVENTORY

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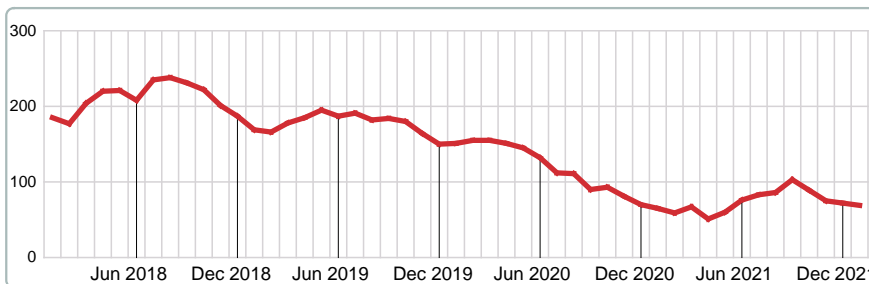
END OF JANUARY



ACTIVE DURING JANUARY

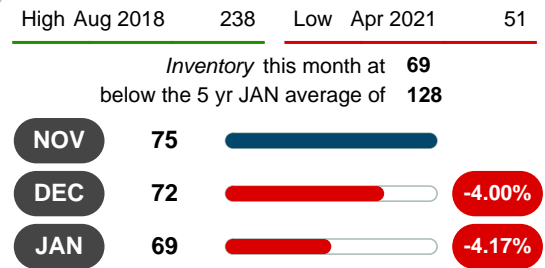


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 128



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	7.25%	121.0	3	2	0	0
\$75,001 - \$150,000	9	13.04%	99.4	3	5	1	0
\$150,001 - \$200,000	10	14.49%	66.4	2	7	1	0
\$200,001 - \$325,000	19	27.54%	103.4	4	10	4	1
\$325,001 - \$425,000	10	14.49%	116.7	1	3	4	2
\$425,001 - \$600,000	9	13.04%	82.1	1	6	2	0
\$600,001 and up	7	10.14%	105.6	0	2	2	3
Total Active Inventory by Units	69			14	35	14	6
Total Active Inventory by Volume	21,567,555	100%	98.2	2.54M	10.20M	5.71M	3.12M
Average Active Inventory Listing Price	\$312,573			\$181,193	\$291,429	\$407,783	\$520,317

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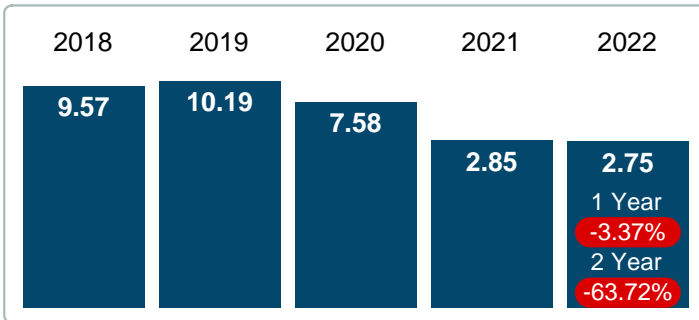
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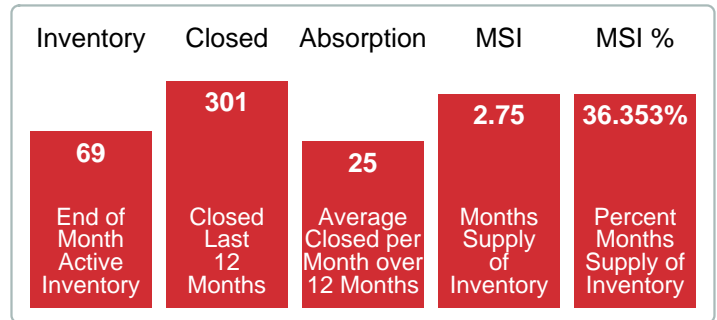
MONTHS SUPPLY of INVENTORY (MSI)

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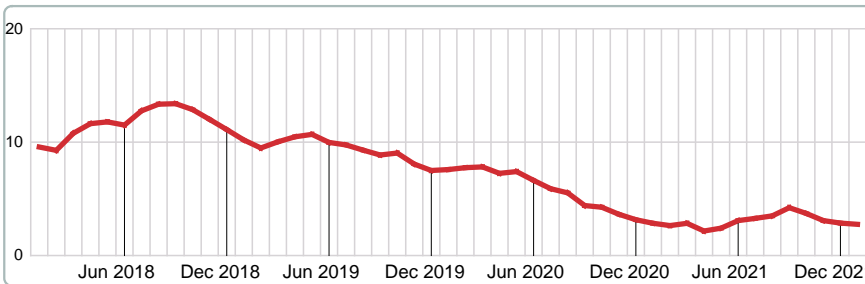
MSI FOR JANUARY



INDICATORS FOR JANUARY 2022



5 YEAR MARKET ACTIVITY TRENDS

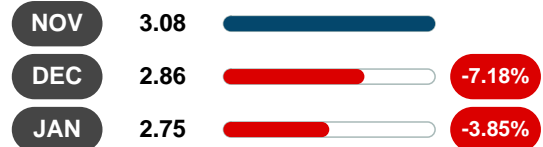


3 MONTHS

5 year JAN AVG = 6.59

High Sep 2018 13.39 Low Apr 2021 2.16

Months Supply this month at 2.75 below the 5 yr JAN average of 6.59



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	7.25%	1.05	1.06	1.09	0.00	0.00
\$75,001 - \$150,000	9	13.04%	1.29	1.44	1.18	1.50	0.00
\$150,001 - \$200,000	10	14.49%	2.26	6.00	2.15	1.20	0.00
\$200,001 - \$325,000	19	27.54%	4.22	8.00	3.64	4.36	3.00
\$325,001 - \$425,000	10	14.49%	4.80	6.00	2.57	8.00	8.00
\$425,001 - \$600,000	9	13.04%	5.40	0.00	8.00	4.00	0.00
\$600,001 and up	7	10.14%	10.50	0.00	6.00	8.00	36.00
Market Supply of Inventory (MSI)			2.75	2.37	2.44	3.73	5.54
Total Active Inventory by Units		100%	2.75	14	35	14	6

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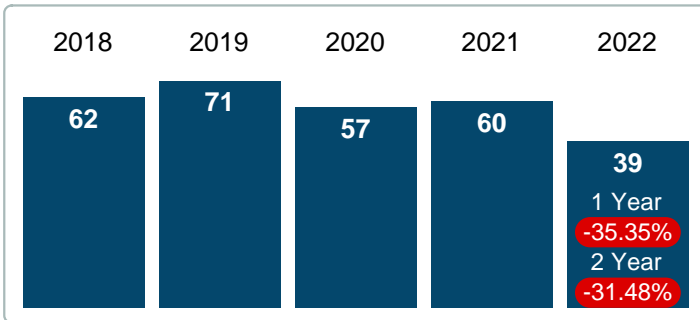
Area Delimited by County Of McIntosh - Residential Property Type



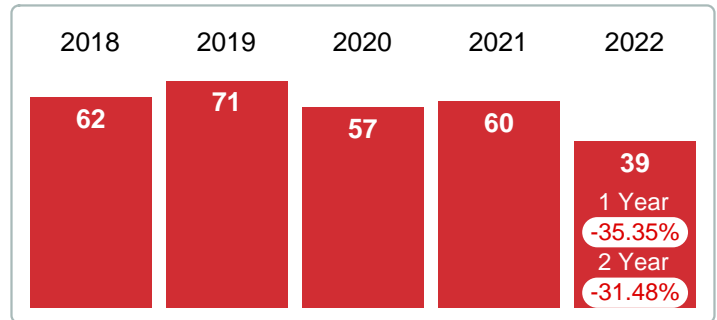
AVERAGE DAYS ON MARKET TO SALE

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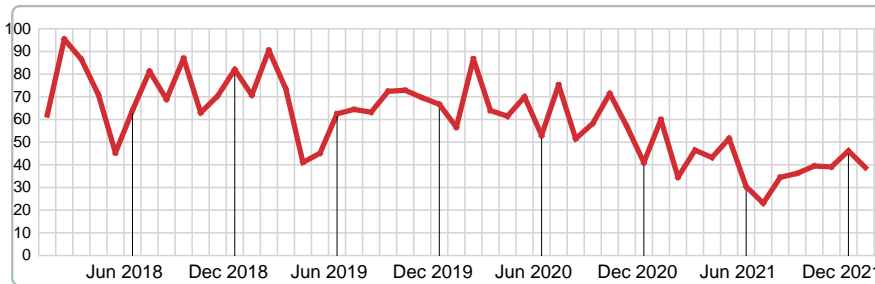
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

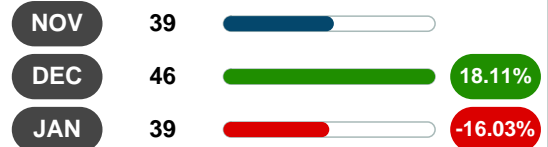


3 MONTHS

5 year JAN AVG = 58

High Feb 2018 95 Low Jul 2021 23

Average Days on Market to Sale this month at 39 below the 5 yr JAN average of 58



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	4.76%	165	165	0	0	0
\$50,001 - \$100,000	9.52%	47	0	47	0	0
\$100,001 - \$125,000	14.29%	10	0	10	0	0
\$125,001 - \$175,000	38.10%	17	18	18	13	0
\$175,001 - \$300,000	9.52%	29	0	29	0	0
\$300,001 - \$325,000	4.76%	71	0	71	0	0
\$325,001 and up	19.05%	66	0	41	0	139
Average Closed DOM		39	67	30	13	139
Total Closed Units	100%	39	3	15	2	1
Total Closed Volume		3,810,500	295.00K	2.89M	288.00K	340.00K

January 2022



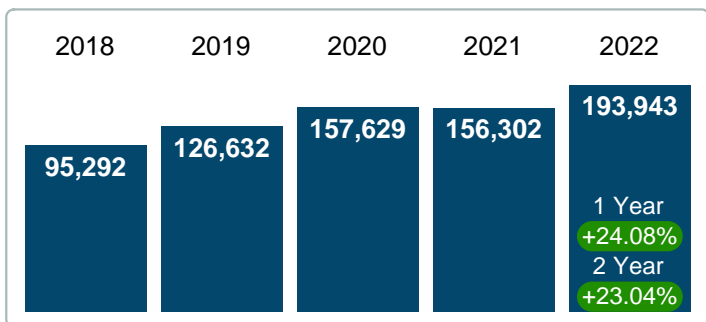
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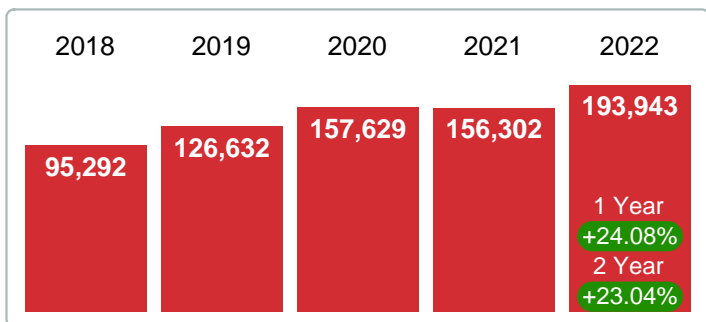
AVERAGE LIST PRICE AT CLOSING

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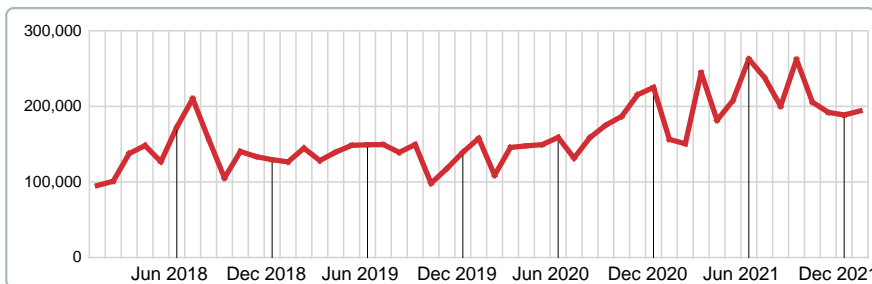
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 145,959

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

Average List Price at Closing this month at **193,943**
above the 5 yr JAN average of **145,959**

- NOV 192,075
- DEC 188,612 -1.80%
- JAN 193,943 2.83%

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	1	4.76%	25,000	25,000	0	0	0
\$50,001 - \$100,000	2	9.52%	64,700	0	64,700	0	0
\$100,001 - \$125,000	4	19.05%	123,875	0	123,500	0	0
\$125,001 - \$175,000	6	28.57%	154,167	135,000	172,250	156,500	0
\$175,001 - \$300,000	3	14.29%	199,667	0	188,500	0	0
\$300,001 - \$325,000	0	0.00%	0	0	360,000	0	0
\$325,001 and up	5	23.81%	379,780	0	382,967	0	390,000
Average List Price			193,943	98,333	204,987	156,500	390,000
Total Closed Units		100%	193,943	3	15	2	1
Total Closed Volume			4,072,800	295.00K	3.07M	313.00K	390.00K

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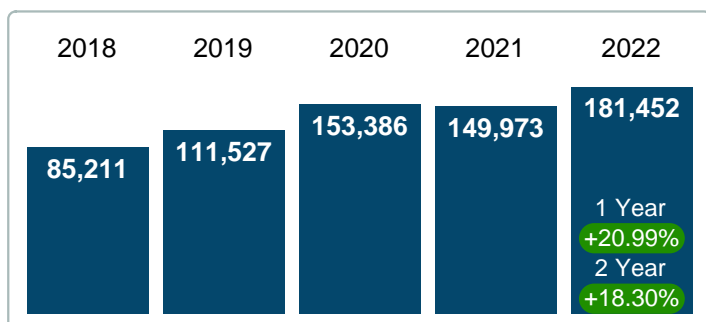
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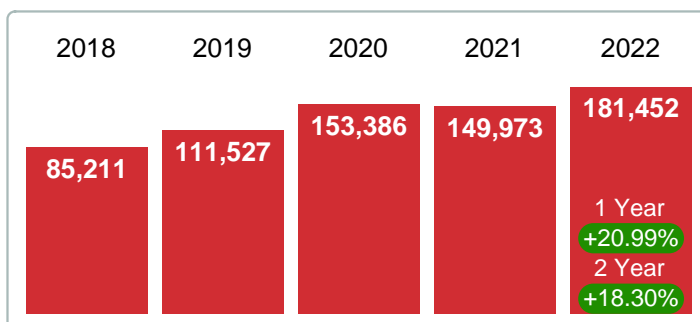
AVERAGE SOLD PRICE AT CLOSING

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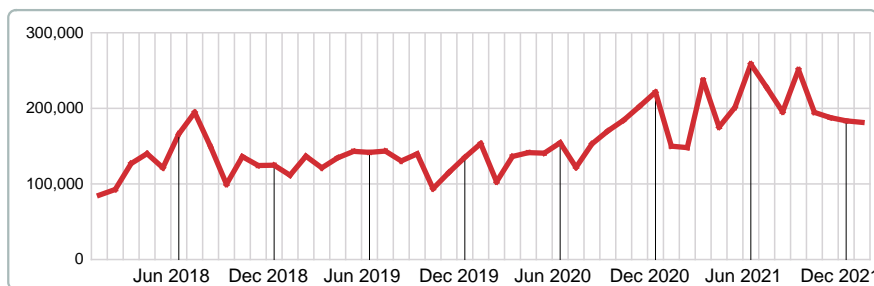
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

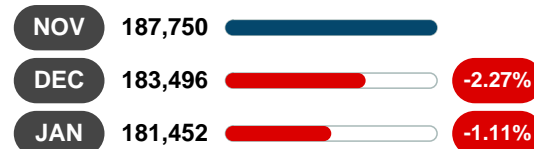


3 MONTHS

5 year JAN AVG = 136,310

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

Average Sold Price at Closing this month at **181,452**
above the 5 yr JAN average of **136,310**



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	1	4.76%	20,000	20,000	0	0	0
\$50,001 - \$100,000	2	9.52%	57,750	0	57,750	0	0
\$100,001 - \$125,000	3	14.29%	116,000	0	116,000	0	0
\$125,001 - \$175,000	8	38.10%	146,625	137,500	152,500	144,000	0
\$175,001 - \$300,000	2	9.52%	187,000	0	187,000	0	0
\$300,001 - \$325,000	1	4.76%	310,000	0	310,000	0	0
\$325,001 and up	4	19.05%	367,500	0	376,667	0	340,000
Average Sold Price			181,452	98,333	192,500	144,000	340,000
Total Closed Units		100%	181,452	3	15	2	1
Total Closed Volume			3,810,500	295.00K	2.89M	288.00K	340.00K

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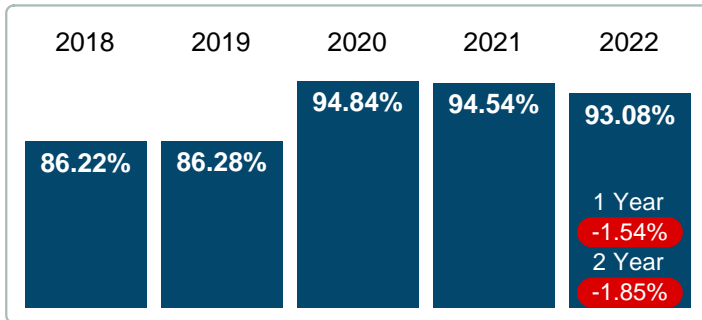
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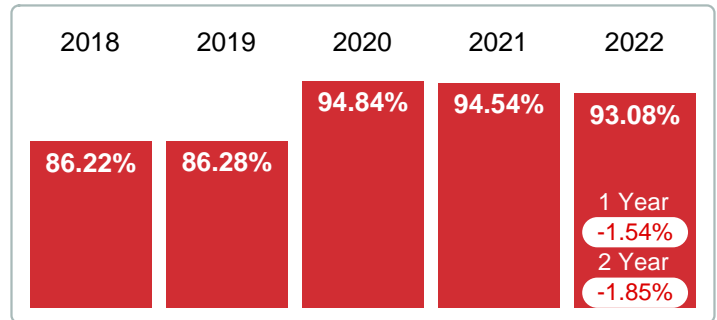
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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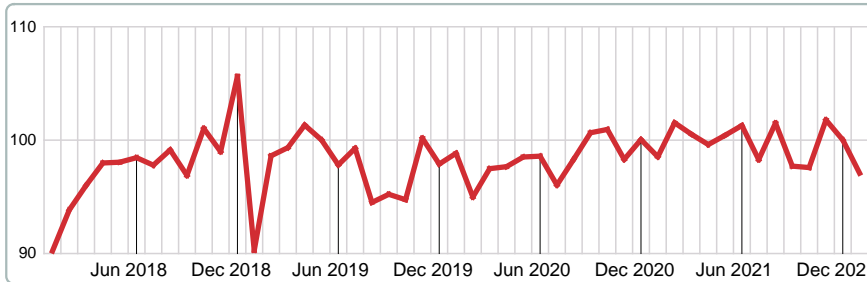
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

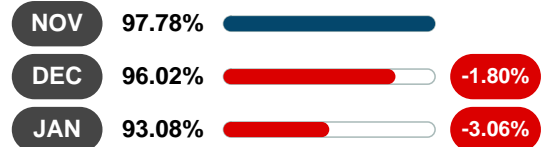


3 MONTHS

5 year JAN AVG = 90.99%

High Dec 2018 101.62% Low Jan 2018 86.22%

Average Sold/List Ratio this month at **93.08%** above the 5 yr JAN average of **90.99%**



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	1	4.76%	80.00%	80.00%	0.00%	0.00%	0.00%
\$50,001 - \$100,000	2	9.52%	90.06%	0.00%	90.06%	0.00%	0.00%
\$100,001 - \$125,000	3	14.29%	93.97%	0.00%	93.97%	0.00%	0.00%
\$125,001 - \$175,000	8	38.10%	93.14%	102.00%	89.30%	91.94%	0.00%
\$175,001 - \$300,000	2	9.52%	99.50%	0.00%	99.50%	0.00%	0.00%
\$300,001 - \$325,000	1	4.76%	86.11%	0.00%	86.11%	0.00%	0.00%
\$325,001 and up	4	19.05%	95.63%	0.00%	98.45%	0.00%	87.18%
Average Sold/List Ratio		93.10%		94.67%	93.31%	91.94%	87.18%
Total Closed Units		21	100%	3	15	2	1
Total Closed Volume		3,810,500		295.00K	2.89M	288.00K	340.00K

January 2022



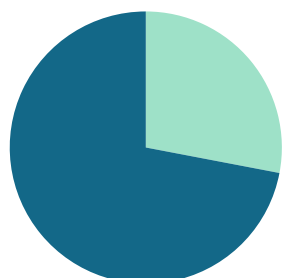
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

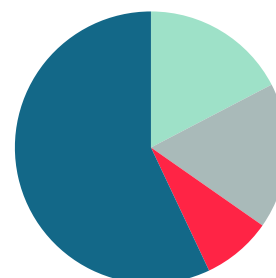


Inventory
 New Listings
28 = 28.00%
 Start Inventory
72
 Total Inventory Units
100
 Volume
\$31,827,855

Market Activity

Closed Sales
21 = 17.36%
 Pending Sales
21 = 17.36%
 Other Off Market
10 = 8.26%
 Active Inventory
69 = 57.02%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	22	21	-4.55%	22	21	-4.55%
Pending Sales	21	21	0.00%	21	21	0.00%
New Listings	23	28	21.74%	23	28	21.74%
Average List Price	156,302	193,943	24.08%	156,302	193,943	24.08%
Average Sale Price	149,973	181,452	20.99%	149,973	181,452	20.99%
Average Percent of Selling Price to List Price	94.54%	93.08%	-1.54%	94.54%	93.08%	-1.54%
Average Days on Market to Sale	59.95	38.76	-35.35%	59.95	38.76	-35.35%
Monthly Inventory	65	69	6.15%	65	69	6.15%
Months Supply of Inventory	2.85	2.75	-3.37%	2.85	2.75	-3.37%

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

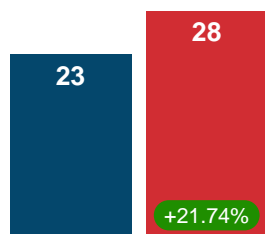
Inventory on January 31, 2022 = **69**

2021 **2022**

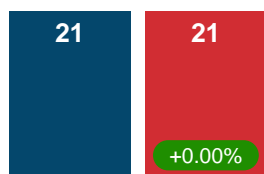
JANUARY MARKET

AVERAGE PRICES

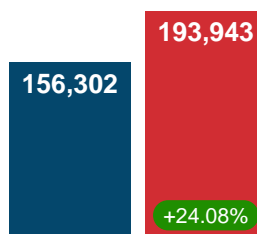
New Listings



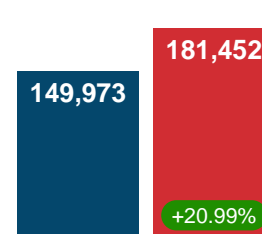
Pending Listings



List Price



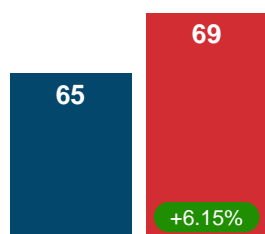
Sale Price



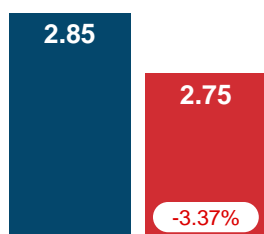
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

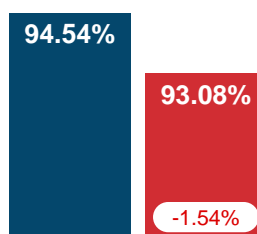
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

