

January 2022



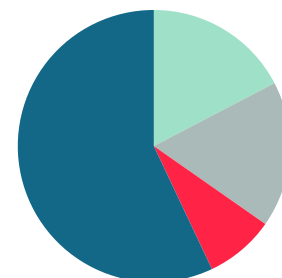
Area Delimited by County Of McIntosh - Residential Property Type



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%
Median List Price	146,950	155,000	5.48%
Median Sale Price	141,000	148,000	4.96%
Median Percent of Selling Price to List Price	96.34%	96.10%	-0.25%
Median Days on Market to Sale	41.00	20.00	-51.22%
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.

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 **4.96%** in January 2022 to \$148,000 versus the previous year at \$141,000.

Median Days on Market Shortens

The median number of **20.00** days that homes spent on the market before selling decreased by 21.00 days or **51.22%** in January 2022 compared to last year's same month at **41.00** DOM.

Sales Success for January 2022 is Positive

Overall, with Median 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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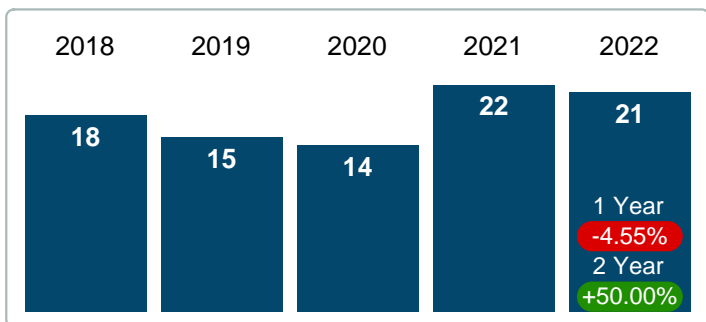
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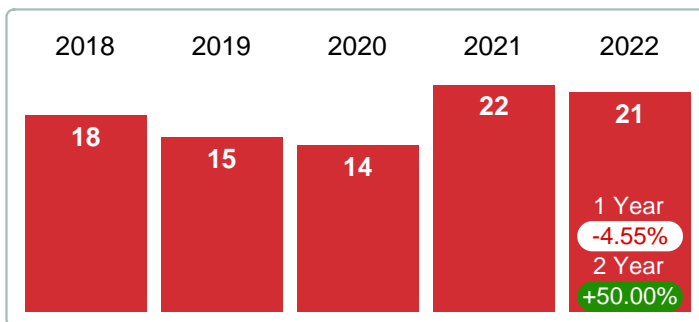
CLOSED LISTINGS

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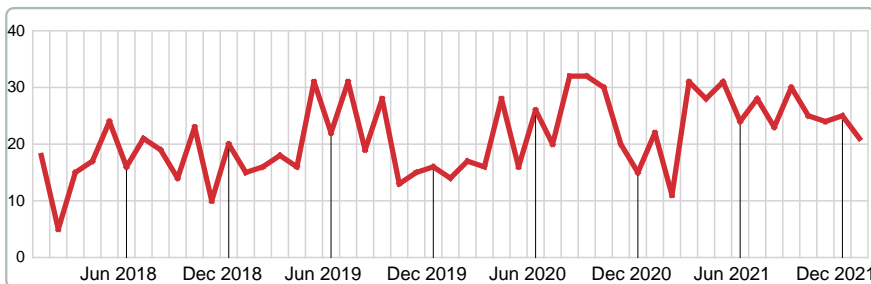
JANUARY



YEAR TO DATE (YTD)

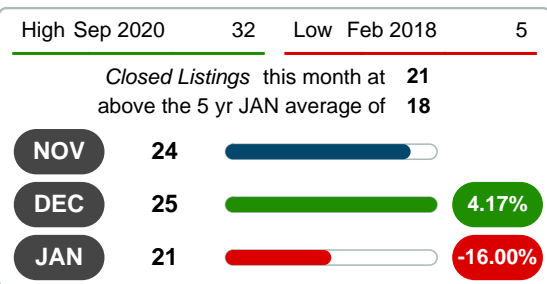


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 18



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	1	4.76%	165.0	1	0	0	0
\$50,001 - \$110,000	3	14.29%	10.0	0	3	0	0
\$110,001 - \$130,000	4	19.05%	17.5	1	2	1	0
\$130,001 - \$170,000	5	23.81%	7.0	1	3	1	0
\$170,001 - \$310,000	4	19.05%	54.5	0	4	0	0
\$310,001 - \$340,000	1	4.76%	139.0	0	0	0	1
\$340,001 and up	3	14.29%	48.0	0	3	0	0
Total Closed Units	21			3	15	2	1
Total Closed Volume	3,810,500	100%	20.0	295.00K	2.89M	288.00K	340.00K
Median Closed Price	\$148,000			\$130,000	\$155,000	\$144,000	\$340,000

January 2022



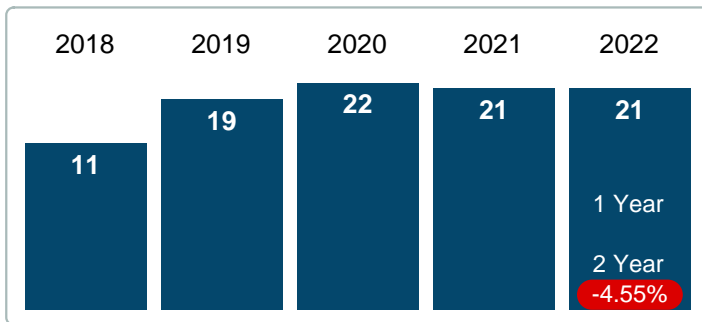
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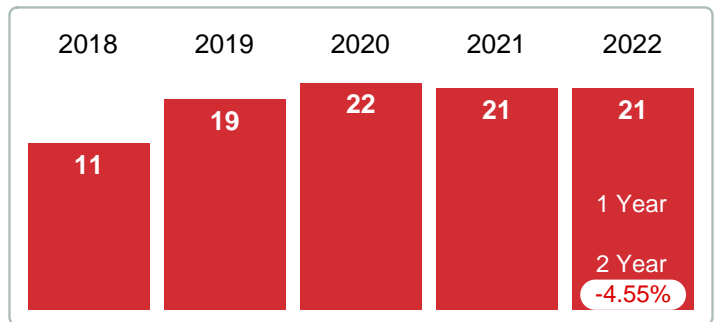
PENDING LISTINGS

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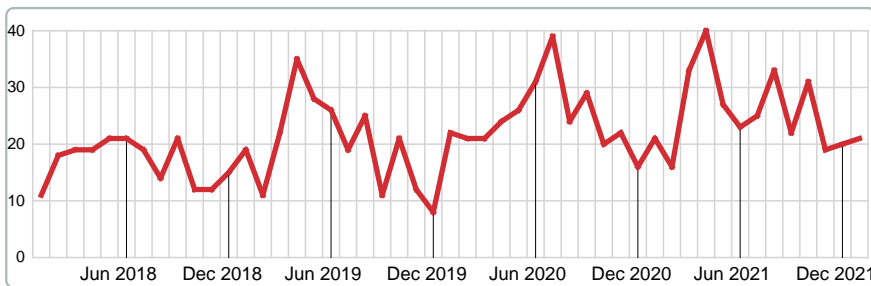
JANUARY



YEAR TO DATE (YTD)

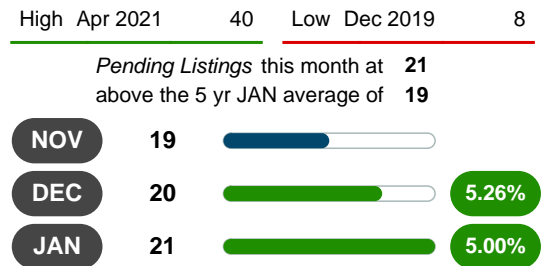


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 19



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	48.0	0	0	0	0
\$50,001 - \$125,000	4	19.05%	30.0	2	2	0	0
\$125,001 - \$200,000	3	14.29%	68.0	0	3	0	0
\$200,001 - \$325,000	6	28.57%	17.5	2	4	0	0
\$325,001 - \$375,000	3	14.29%	16.0	1	1	1	0
\$375,001 - \$475,000	2	9.52%	27.0	0	1	1	0
\$475,001 and up	3	14.29%	21.0	0	0	2	1
Total Pending Units	21			5	11	4	1
Total Pending Volume	5,691,300	100%	22.0	963.80K	2.33M	1.77M	625.00K
Median Listing Price	\$245,000			\$240,000	\$215,000	\$460,000	\$625,000

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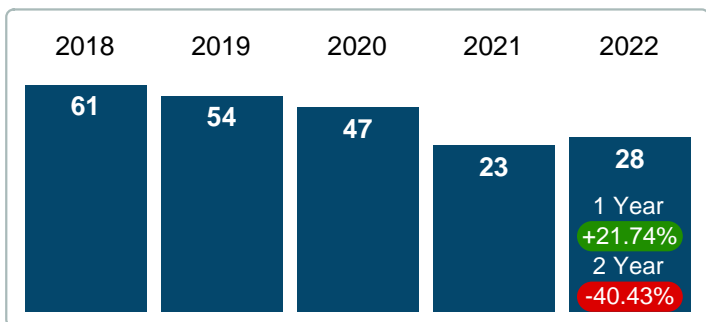
Area Delimited by County Of McIntosh - Residential Property Type



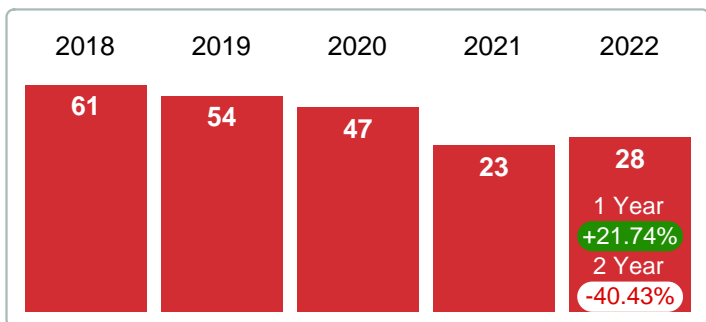
NEW LISTINGS

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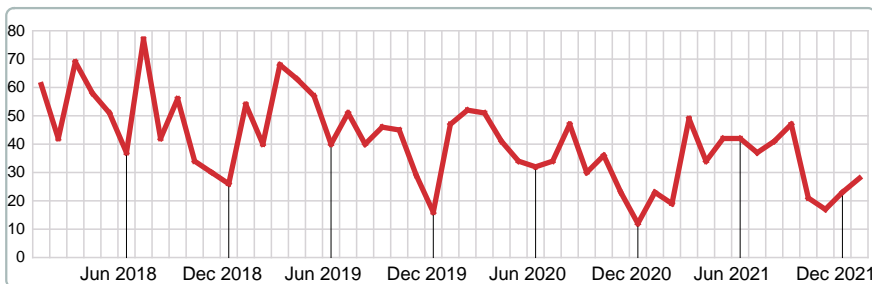
JANUARY



YEAR TO DATE (YTD)

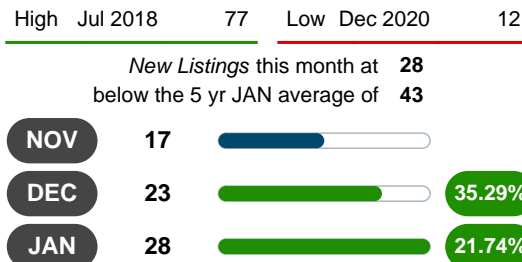


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$269,450		\$169,000	\$247,500	\$495,000	\$747,500

January 2022



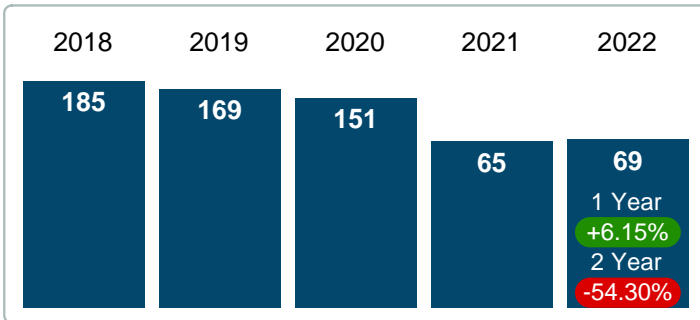
Area Delimited by County Of McIntosh - Residential Property Type



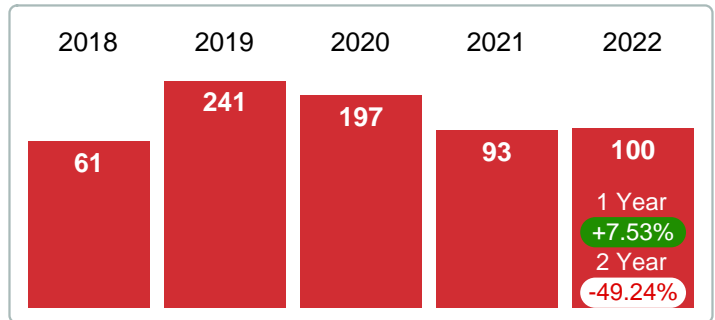
ACTIVE INVENTORY

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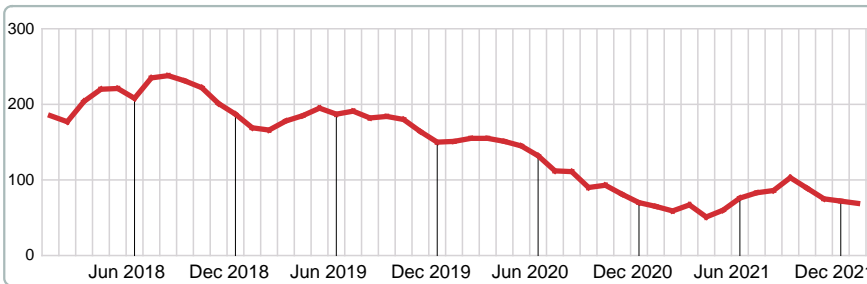
END OF JANUARY



ACTIVE DURING JANUARY

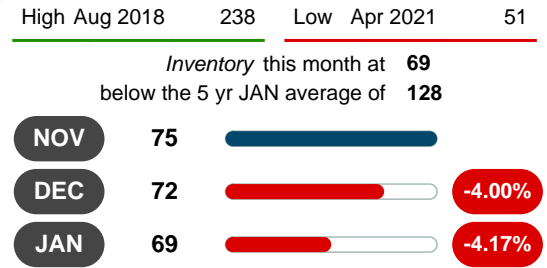


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 128



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	7.25%	139.0	3	2	0	0
\$75,001 - \$150,000	9	13.04%	122.0	3	5	1	0
\$150,001 - \$200,000	10	14.49%	50.0	2	7	1	0
\$200,001 - \$325,000	19	27.54%	116.0	4	10	4	1
\$325,001 - \$425,000	10	14.49%	111.5	1	3	4	2
\$425,001 - \$600,000	9	13.04%	52.0	1	6	2	0
\$600,001 and up	7	10.14%	118.0	0	2	2	3
Total Active Inventory by Units	69			14	35	14	6
Total Active Inventory by Volume	21,567,555	100%	88.0	2.54M	10.20M	5.71M	3.12M
Median Active Inventory Listing Price	\$240,000			\$174,000	\$240,000	\$349,450	\$497,450

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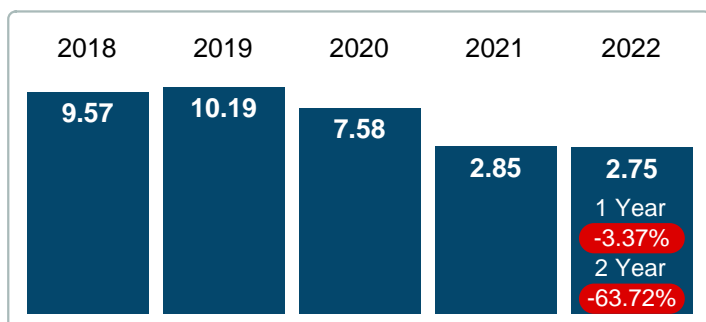
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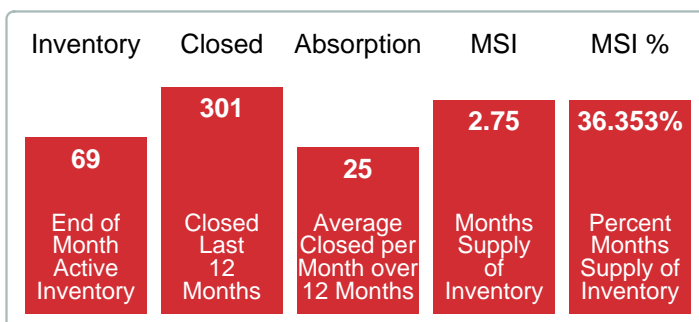
MONTHS SUPPLY of INVENTORY (MSI)

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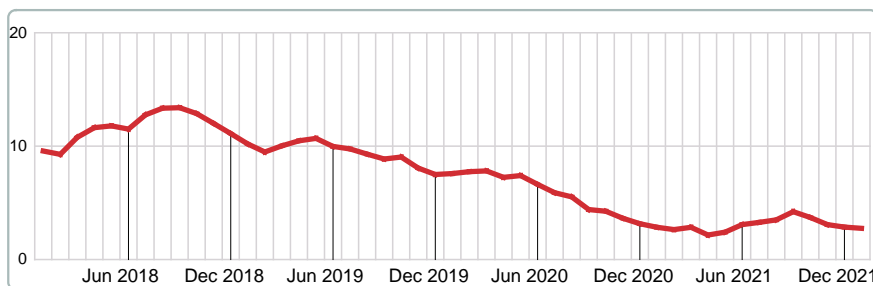
MSI FOR JANUARY



INDICATORS FOR JANUARY 2022

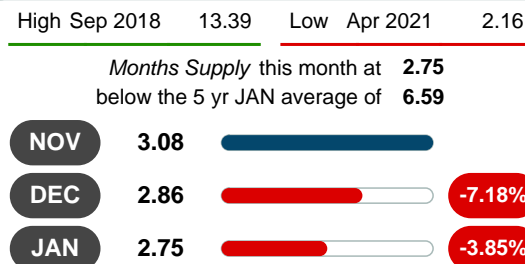


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 6.59



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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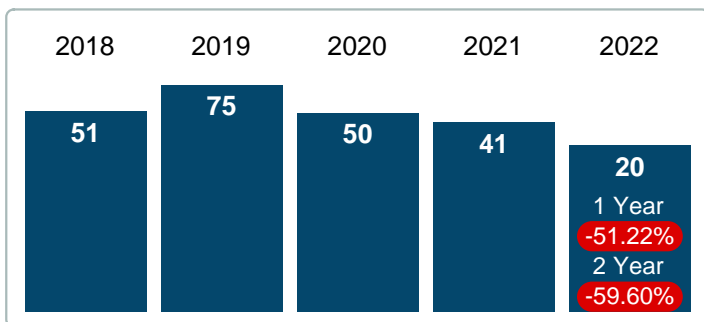
Area Delimited by County Of McIntosh - Residential Property Type



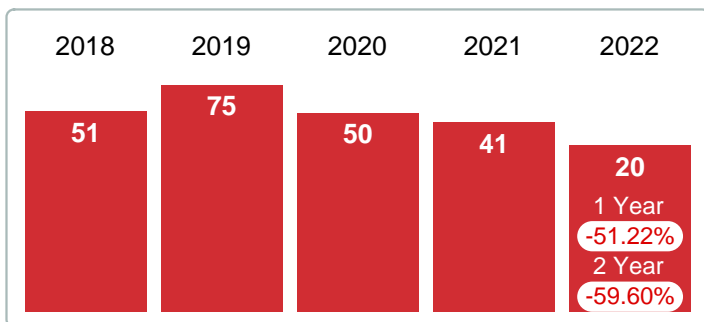
MEDIAN DAYS ON MARKET TO SALE

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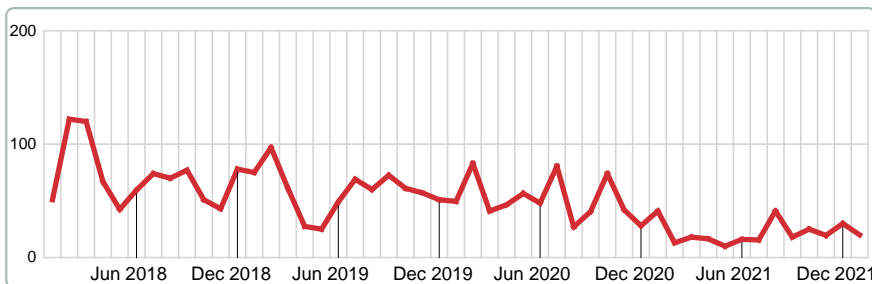
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

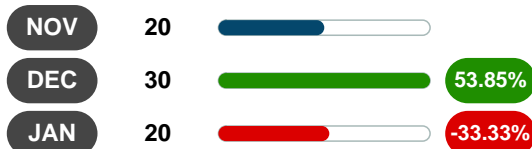


3 MONTHS

5 year JAN AVG = 47

High Feb 2018 122 Low May 2021 10

Median Days on Market to Sale this month at 20 below the 5 yr JAN average of 47



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
\$50,000 and less	4.76%	165	165	0	0	0
\$50,001 - \$110,000	14.29%	10	0	10	0	0
\$110,001 - \$130,000	19.05%	18	22	11	15	0
\$130,001 - \$170,000	23.81%	7	14	4	11	0
\$170,001 - \$310,000	19.05%	55	0	55	0	0
\$310,001 - \$340,000	4.76%	139	0	0	0	139
\$340,001 and up	14.29%	48	0	48	0	0
Median Closed DOM		20	22	20	13	139
Total Closed Units	100%	21	3	15	2	1
Total Closed Volume		3,810,500	295.00K	2.89M	288.00K	340.00K

January 2022



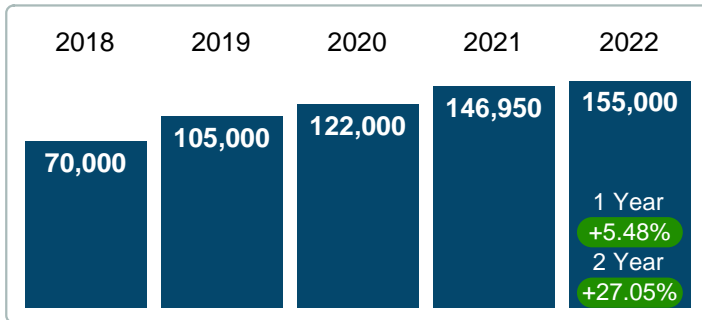
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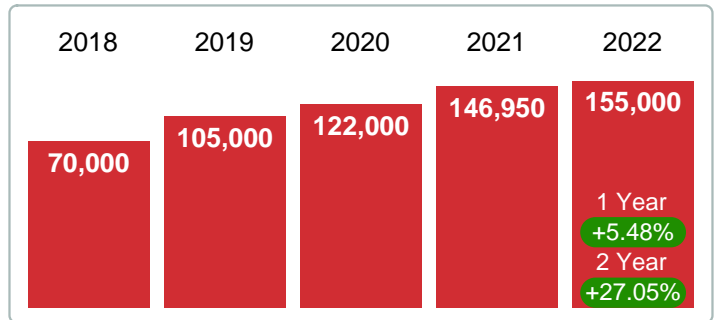
MEDIAN LIST PRICE AT CLOSING

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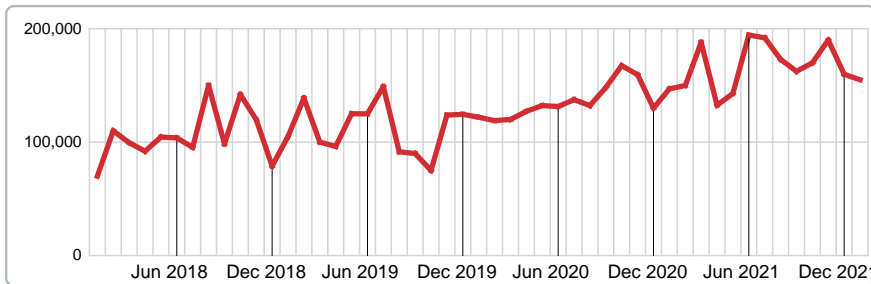
JANUARY



YEAR TO DATE (YTD)

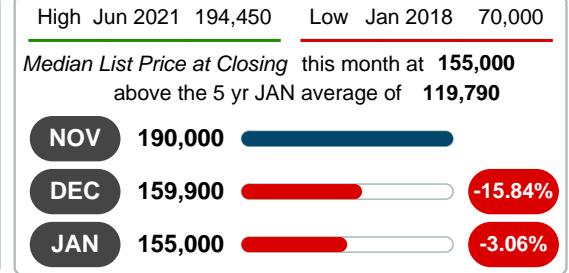


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 119,790



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
\$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%	124,250	125,000	123,500	0	0
\$125,001 - \$175,000	6	28.57%	152,500	145,000	150,000	156,500	0
\$175,001 - \$300,000	3	14.29%	205,000	0	205,000	0	0
\$300,001 - \$325,000	0	0.00%	205,000	0	0	0	0
\$325,001 and up	5	23.81%	389,900	0	374,950	0	390,000
Median List Price			155,000	125,000	172,000	156,500	390,000
Total Closed Units		100%	155,000	3	15	2	1
Total Closed Volume			4,072,800	295.00K	3.07M	313.00K	390.00K

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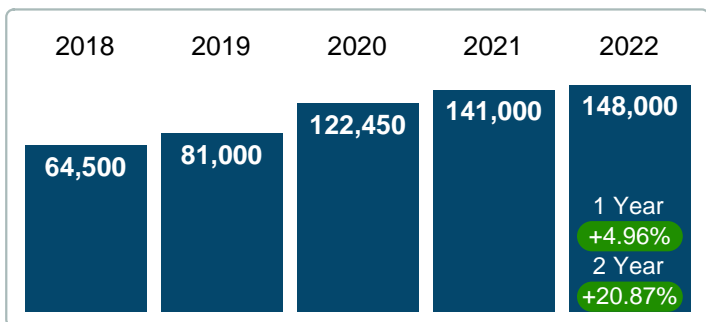
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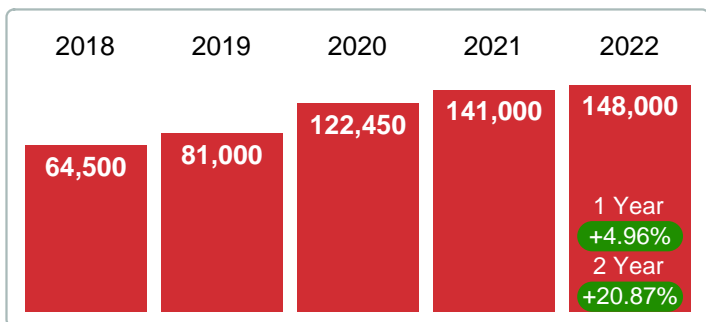
MEDIAN SOLD PRICE AT CLOSING

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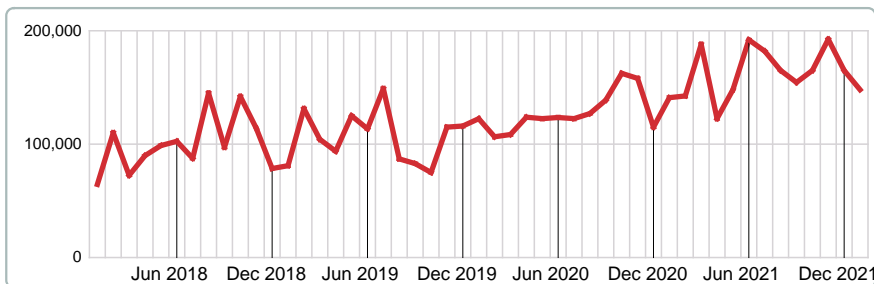
JANUARY



YEAR TO DATE (YTD)

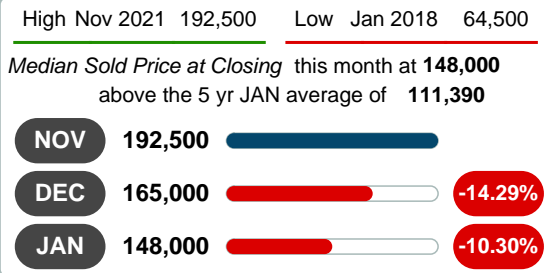


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 111,390



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
\$50,000 and less	1	4.76%	20,000	20,000	0	0	0
\$50,001 - \$110,000	3	14.29%	59,500	0	59,500	0	0
\$110,001 - \$130,000	4	19.05%	124,500	130,000	119,000	130,000	0
\$130,001 - \$170,000	5	23.81%	148,000	145,000	148,000	158,000	0
\$170,001 - \$310,000	4	19.05%	187,000	0	187,000	0	0
\$310,001 - \$340,000	1	4.76%	340,000	0	0	0	340,000
\$340,001 and up	3	14.29%	385,000	0	385,000	0	0
Median Sold Price			148,000	130,000	155,000	144,000	340,000
Total Closed Units		100%	148,000	3	15	2	1
Total Closed Volume			3,810,500	295.00K	2.89M	288.00K	340.00K

January 2022



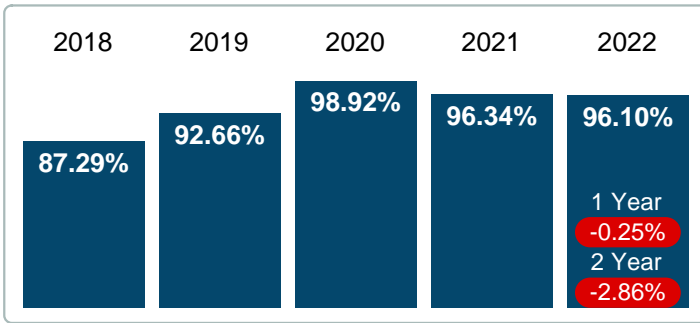
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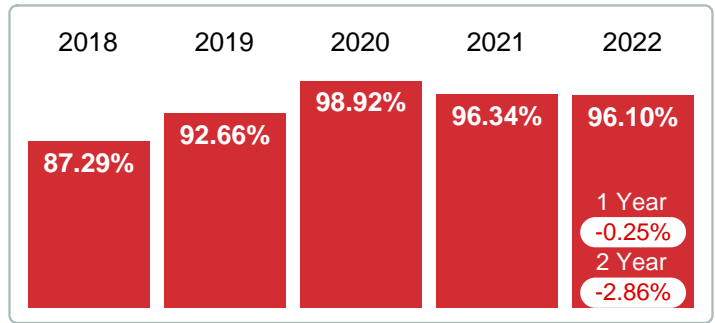
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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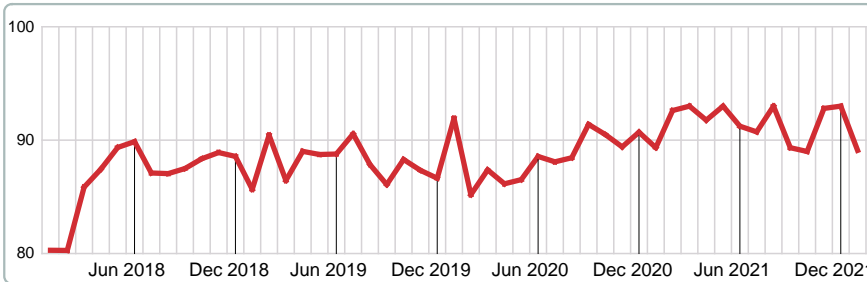
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

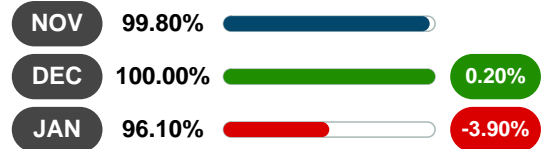


3 MONTHS

5 year JAN AVG = 94.26%

High Dec 2021 100.00% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **96.10%**
above the 5 yr JAN average of **94.26%**



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
\$50,000 and less	1	4.76%	80.00%	80.00%	0.00%	0.00%	0.00%
\$50,001 - \$110,000	3	14.29%	88.00%	0.00%	88.00%	0.00%	0.00%
\$110,001 - \$130,000	4	19.05%	96.95%	104.00%	96.95%	83.87%	0.00%
\$130,001 - \$170,000	5	23.81%	98.67%	100.00%	91.03%	100.00%	0.00%
\$170,001 - \$310,000	4	19.05%	91.10%	0.00%	91.10%	0.00%	0.00%
\$310,001 - \$340,000	1	4.76%	87.18%	0.00%	0.00%	0.00%	87.18%
\$340,001 and up	3	14.29%	98.85%	0.00%	98.85%	0.00%	0.00%
Median Sold/List Ratio		96.10%		100.00%	96.10%	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



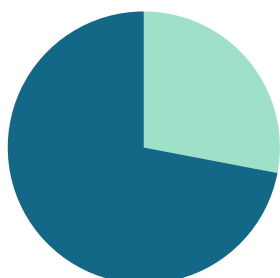
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

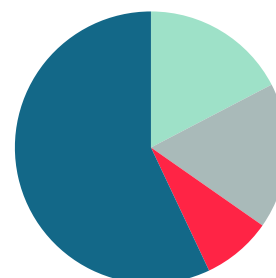


Inventory
 New Listings
28 = 28.00%
 Start Inventory
72
 Total Inventory Units
100
 Volume
\$31,827,855

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%
Median List Price	146,950	155,000	5.48%	146,950	155,000	5.48%
Median Sale Price	141,000	148,000	4.96%	141,000	148,000	4.96%
Median Percent of Selling Price to List Price	96.34%	96.10%	-0.25%	96.34%	96.10%	-0.25%
Median Days on Market to Sale	41.00	20.00	-51.22%	41.00	20.00	-51.22%
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

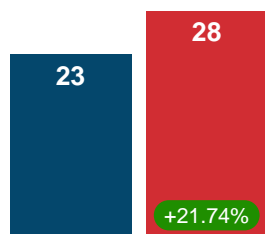
Inventory on January 31, 2022 = **69**

2021 **2022**

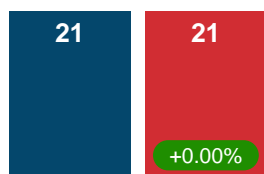
JANUARY MARKET

MEDIAN PRICES

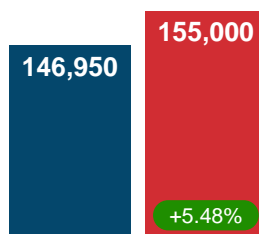
New Listings



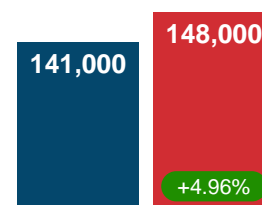
Pending Listings



List Price



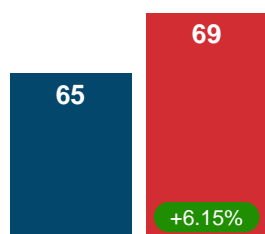
Sale Price



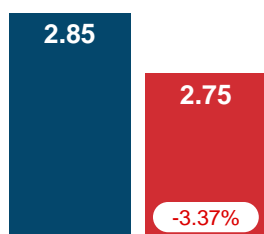
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

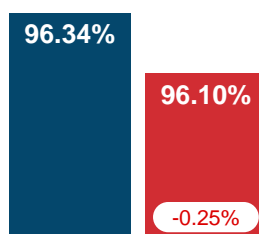
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

