

July 2022



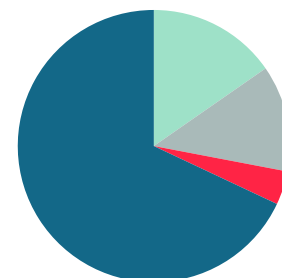
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	July 2022	+/-%
Closed Listings	28	23	-17.86%
Pending Listings	25	19	-24.00%
New Listings	37	34	-8.11%
Average List Price	237,746	273,430	15.01%
Average Sale Price	227,566	263,080	15.61%
Average Percent of Selling Price to List Price	94.28%	94.95%	0.71%
Average Days on Market to Sale	23.07	66.70	189.08%
End of Month Inventory	83	102	22.89%
Months Supply of Inventory	3.28	4.15	26.64%



■ Closed (15.33%)
■ Pending (12.67%)
■ Other OffMarket (4.00%)
■ Active (68.00%)

Absorption: Last 12 months, an Average of **25** Sales/Month
Active Inventory as of July 31, 2022 = **102**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2022 rose **22.89%** to 102 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 **4.15** 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 **15.61%** in July 2022 to \$263,080 versus the previous year at \$227,566.

Average Days on Market Lengthens

The average number of **66.70** days that homes spent on the market before selling increased by 43.62 days or **189.08%** in July 2022 compared to last year's same month at **23.07** DOM.

Sales Success for July 2022 is Positive

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

There were 34 New Listings in July 2022, down **8.11%** from last year at 37. Furthermore, there were 23 Closed Listings this month versus last year at 28, a **-17.86%** decrease.

Closed versus Listed trends yielded a **67.6%** ratio, down from previous year's, July 2021, at **75.7%**, a **10.61%** downswing. This will certainly create pressure on an increasing Monthly 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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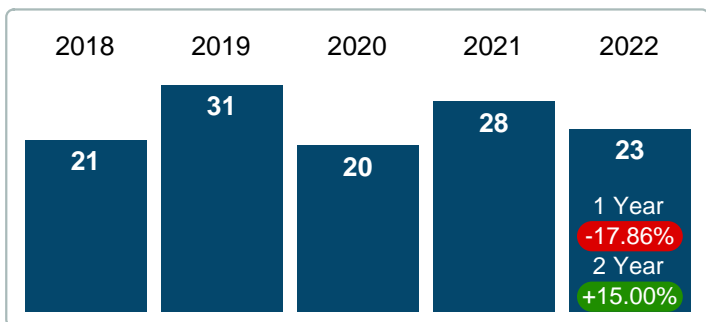
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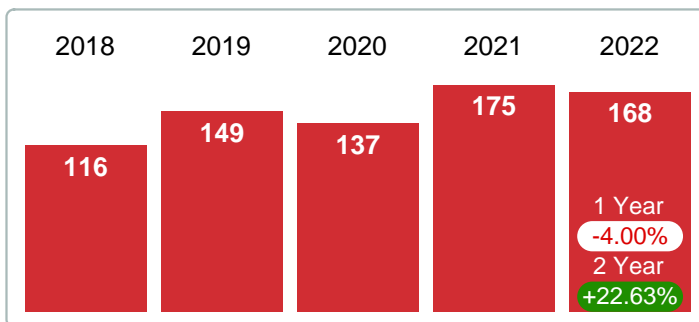
CLOSED LISTINGS

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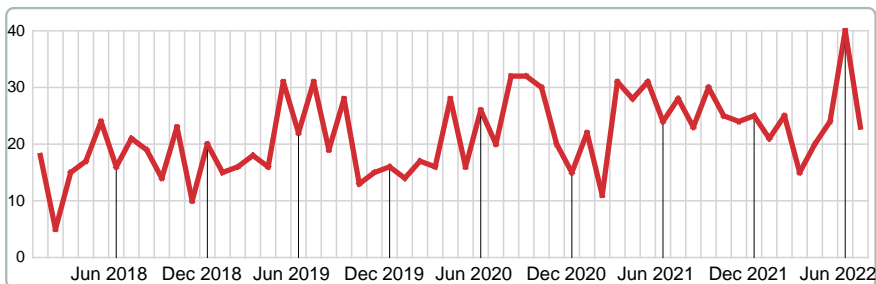
JULY



YEAR TO DATE (YTD)

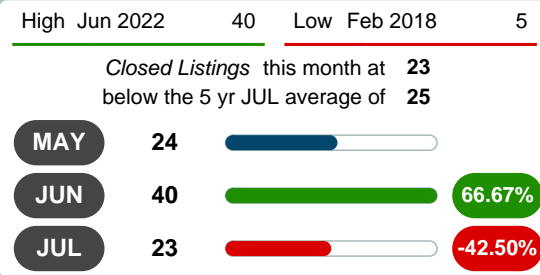


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 25



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	2	8.70%	45.0	1	0	1	0
\$100,001 - \$150,000	3	13.04%	85.3	1	1	1	0
\$150,001 - \$200,000	3	13.04%	12.7	2	1	0	0
\$200,001 - \$250,000	5	21.74%	106.4	0	4	1	0
\$250,001 - \$300,000	4	17.39%	109.0	0	4	0	0
\$300,001 - \$500,000	3	13.04%	19.3	1	1	0	1
\$500,001 and up	3	13.04%	41.3	0	2	0	1
Total Closed Units	23			5	13	3	2
Total Closed Volume	6,050,831	100%	66.7	869.50K	3.64M	415.00K	1.13M
Average Closed Price	\$263,080			\$173,900	\$279,718	\$138,333	\$565,000

July 2022



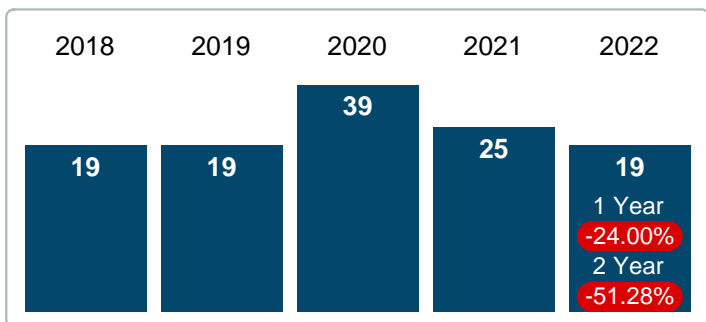
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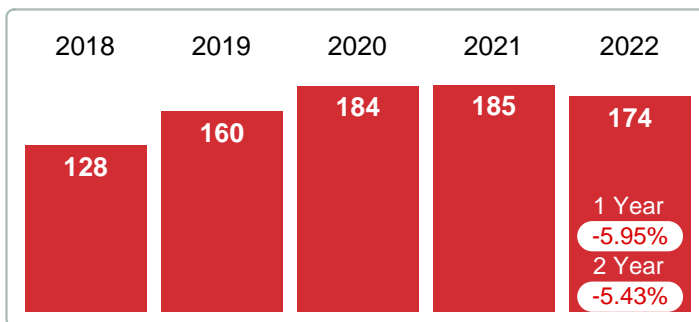
PENDING LISTINGS

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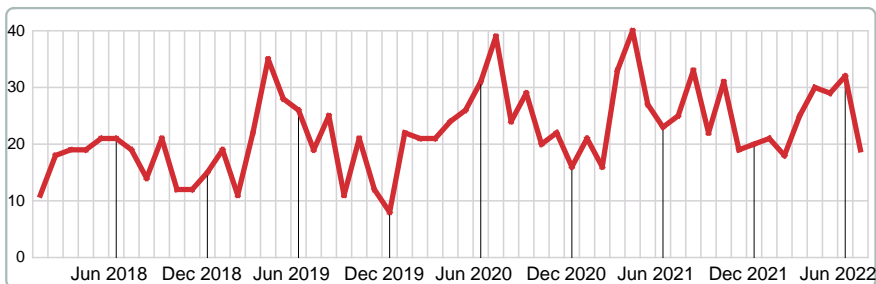
JULY



YEAR TO DATE (YTD)

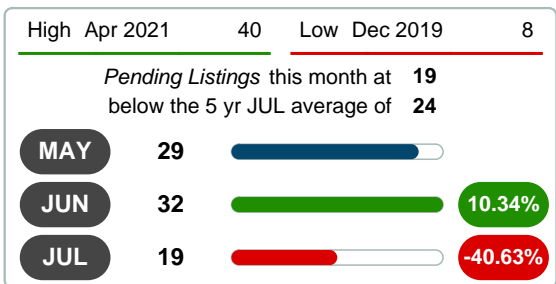


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 24



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	0.0	0	0	0	0
\$25,001 - \$100,000	4	21.05%	63.8	1	3	0	0
\$100,001 - \$100,000	0	0.00%	0.0	0	0	0	0
\$100,001 - \$125,000	6	31.58%	29.5	3	3	0	0
\$125,001 - \$200,000	4	21.05%	15.5	1	3	0	0
\$200,001 - \$375,000	2	10.53%	191.0	1	0	1	0
\$375,001 and up	3	15.79%	93.3	0	0	3	0
Total Pending Units	19			6	9	4	0
Total Pending Volume	3,412,899	100%	60.8	847.50K	986.40K	1.58M	0.00B
Average Listing Price	\$179,626			\$141,250	\$109,600	\$394,750	\$0

July 2022



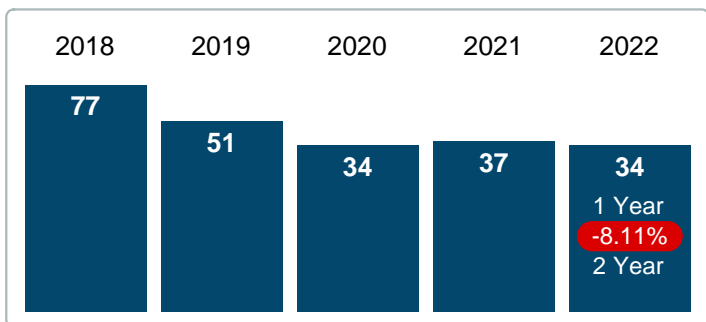
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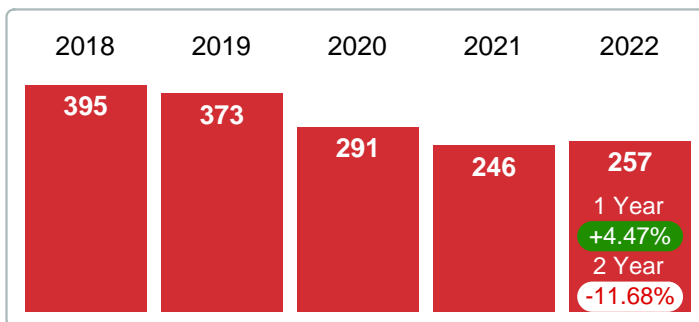
NEW LISTINGS

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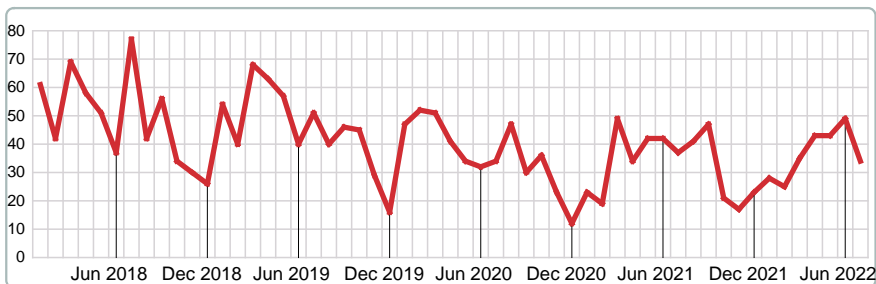
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 47

High Jul 2018 77 Low Dec 2020 12

New Listings this month at 34 below the 5 yr JUL average of 47

Month	New Listings	% Change
MAY	43	
JUN	49	+13.95%
JUL	34	-30.61%

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	3	8.82%	0	3	0	0
\$100,001 - \$100,000	0	0.00%	0	0	0	0
\$100,001 - \$150,000	8	23.53%	3	5	0	0
\$150,001 - \$275,000	11	32.35%	2	7	1	1
\$275,001 - \$325,000	3	8.82%	1	2	0	0
\$325,001 - \$500,000	6	17.65%	0	2	2	2
\$500,001 and up	3	8.82%	1	1	0	1
Total New Listed Units	34		7	20	3	4
Total New Listed Volume	9,565,900	100%	2.70M	4.24M	917.90K	1.71M
Average New Listed Listing Price	\$248,761		\$385,286	\$212,080	\$305,967	\$427,350

July 2022



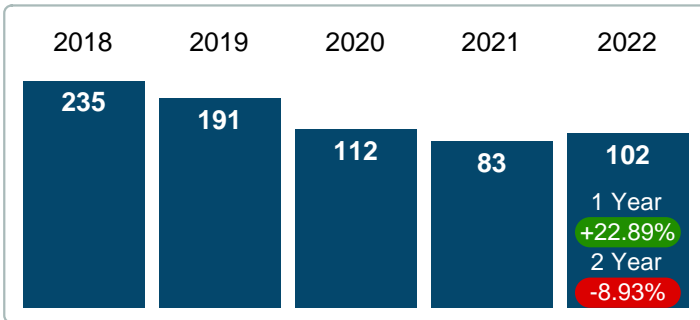
Area Delimited by County Of McIntosh - Residential Property Type



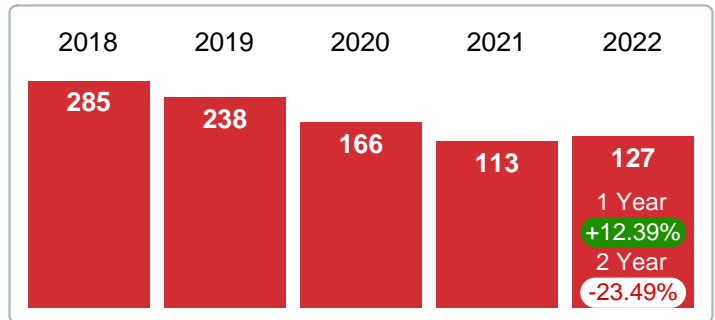
ACTIVE INVENTORY

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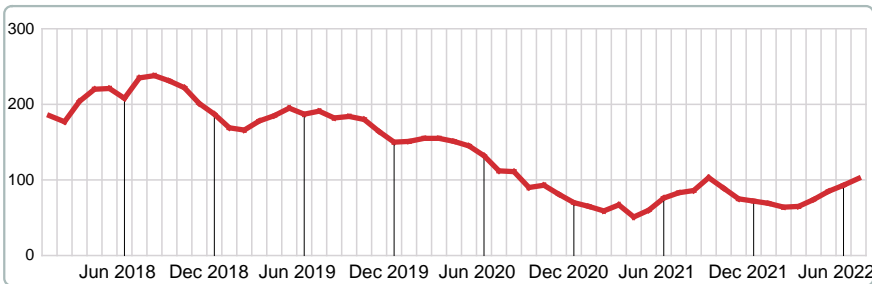
END OF JULY



ACTIVE DURING JULY

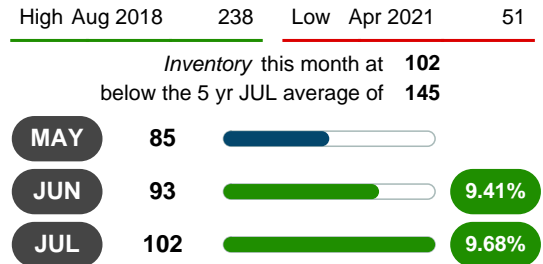


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 145



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	8	7.84%	52.8	6	2	0	0
\$75,001 - \$125,000	8	7.84%	58.5	4	4	0	0
\$125,001 - \$200,000	20	19.61%	42.8	4	15	1	0
\$200,001 - \$325,000	25	24.51%	64.8	3	17	4	1
\$325,001 - \$425,000	17	16.67%	84.8	1	7	8	1
\$425,001 - \$525,000	13	12.75%	65.0	1	5	5	2
\$525,001 and up	11	10.78%	58.1	1	4	2	4
Total Active Inventory by Units	102			20	54	20	8
Total Active Inventory by Volume	34,161,038	100%	61.7	4.60M	16.71M	7.86M	4.99M
Average Active Inventory Listing Price	\$334,912			\$230,035	\$309,486	\$392,940	\$623,663

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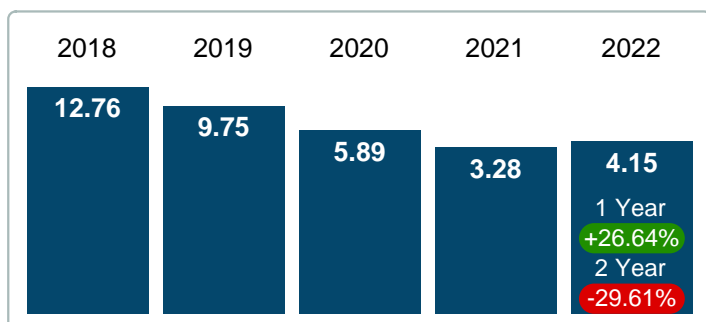
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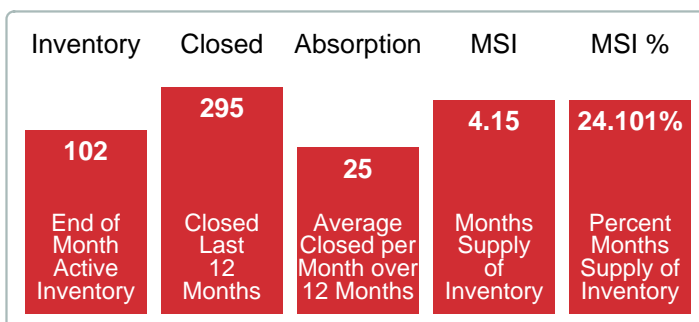
MONTHS SUPPLY of INVENTORY (MSI)

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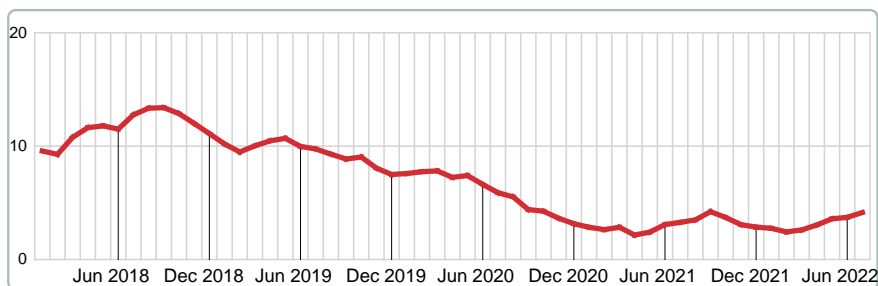
MSI FOR JULY



INDICATORS FOR JULY 2022



5 YEAR MARKET ACTIVITY TRENDS

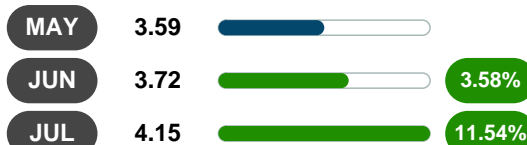


3 MONTHS

5 year JUL AVG = 7.17

High Sep 2018 13.39 Low Apr 2021 2.16

Months Supply this month at 4.15 below the 5 yr JUL average of 7.17



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	8	7.84%	2.23	2.40	2.18	0.00	0.00
\$75,001 - \$125,000	8	7.84%	2.04	3.20	1.71	0.00	0.00
\$125,001 - \$200,000	20	19.61%	3.33	2.53	4.00	1.50	0.00
\$200,001 - \$325,000	25	24.51%	3.85	2.77	4.43	3.00	4.00
\$325,001 - \$425,000	17	16.67%	7.85	6.00	4.67	19.20	12.00
\$425,001 - \$525,000	13	12.75%	10.40	0.00	6.67	12.00	24.00
\$525,001 and up	11	10.78%	9.43	12.00	5.33	0.00	12.00
Market Supply of Inventory (MSI)			4.15	3.00	3.90	6.00	10.67
Total Active Inventory by Units		100%	4.15	20	54	20	8

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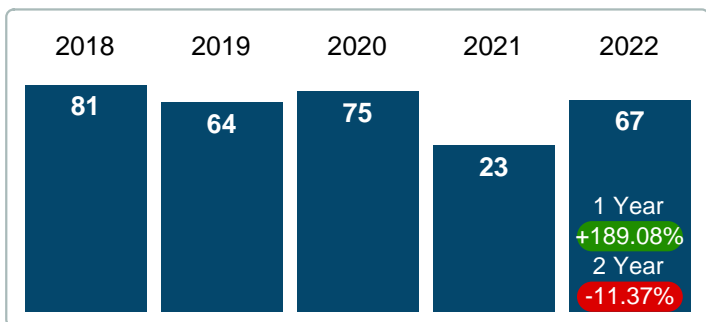
Area Delimited by County Of McIntosh - Residential Property Type



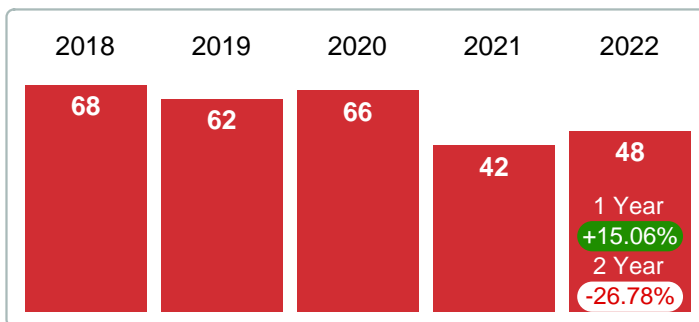
AVERAGE DAYS ON MARKET TO SALE

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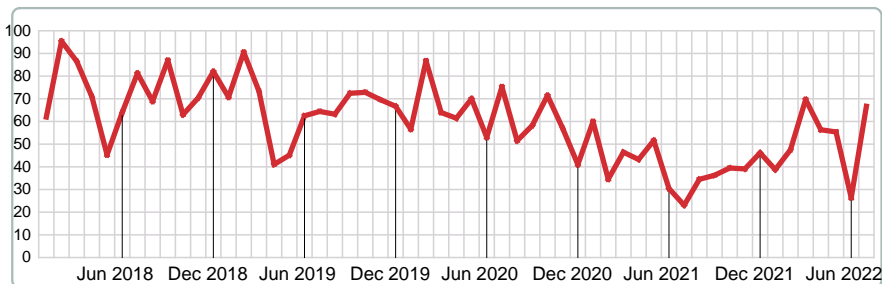
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 62

High Feb 2018 95 Low Jul 2021 23

Average Days on Market to Sale this month at 67 above the 5 yr JUL average of 62



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
\$100,000 and less	8.70%	45	69	0	21	0
\$100,001 - \$150,000	13.04%	85	83	126	47	0
\$150,001 - \$200,000	13.04%	13	9	21	0	0
\$200,001 - \$250,000	21.74%	106	0	119	57	0
\$250,001 - \$300,000	17.39%	109	0	109	0	0
\$300,001 - \$500,000	13.04%	19	40	7	0	11
\$500,001 and up	13.04%	41	0	2	0	121
Average Closed DOM		67	42	82	42	66
Total Closed Units	100%	67	5	13	3	2
Total Closed Volume		6,050,831	869.50K	3.64M	415.00K	1.13M

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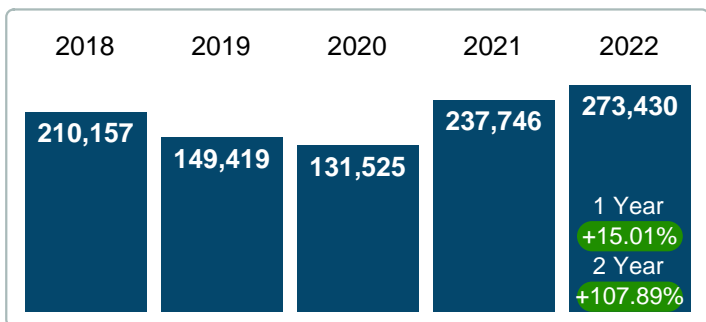
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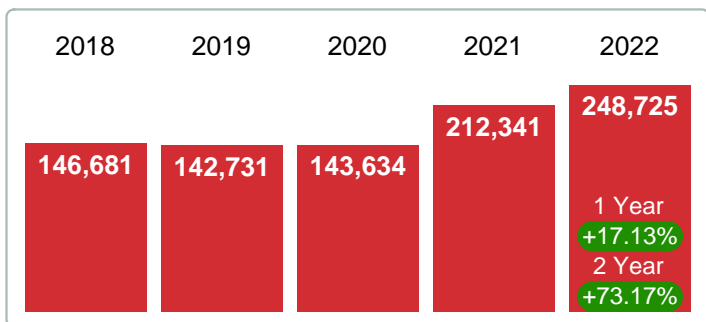
AVERAGE LIST PRICE AT CLOSING

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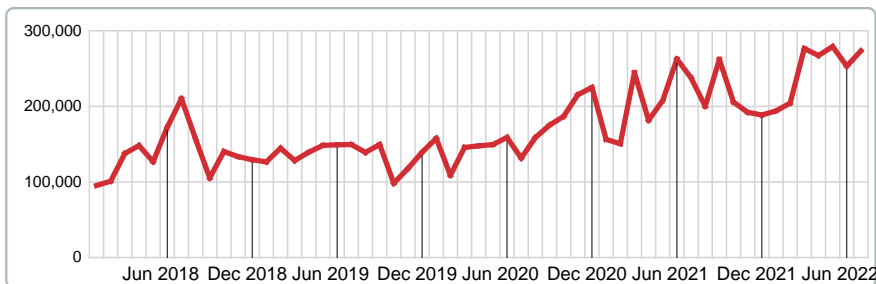
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

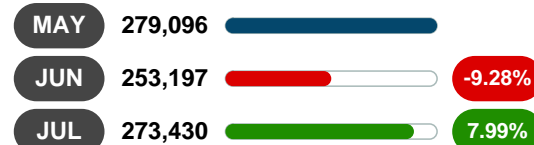


3 MONTHS

5 year JUL AVG = 200,456

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

Average List Price at Closing this month at **273,430** above the 5 yr JUL average of **200,456**



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
\$100,000 and less	0.00%	0	107,000	0	110,000	0
\$100,001 - \$150,000	21.74%	119,800	124,000	138,000	120,000	0
\$150,001 - \$200,000	8.70%	177,450	177,450	225,000	0	0
\$200,001 - \$250,000	26.09%	230,499	0	235,750	214,995	0
\$250,001 - \$300,000	17.39%	270,750	0	270,750	0	0
\$300,001 - \$500,000	13.04%	319,667	329,000	315,000	0	315,000
\$500,001 and up	13.04%	636,667	0	530,000	0	850,000
Average List Price		273,430	182,980	289,538	148,332	582,500
Total Closed Units	100%	273,430	5	13	3	2
Total Closed Volume		6,288,895	914.90K	3.76M	445.00K	1.17M

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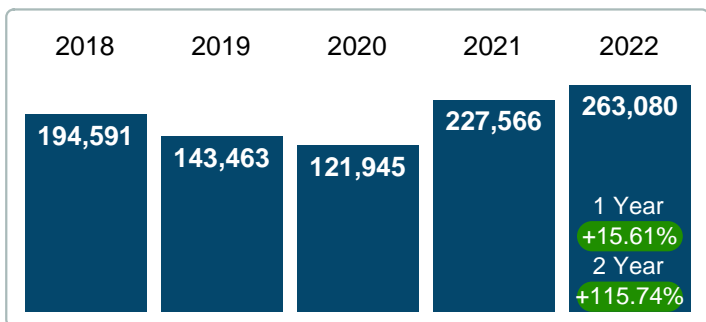
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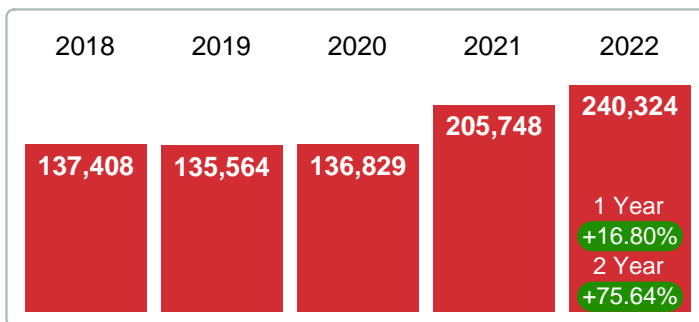
AVERAGE SOLD PRICE AT CLOSING

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JULY



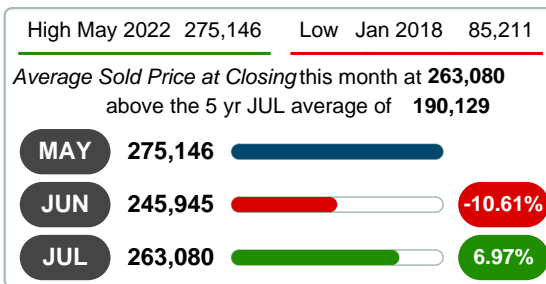
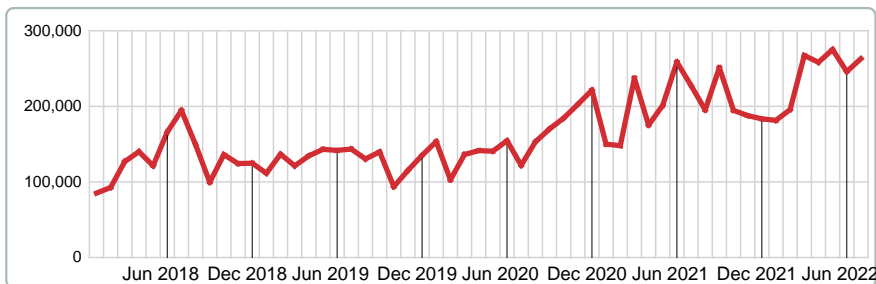
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUL AVG = 190,129



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
\$100,000 and less	8.70%	97,500	95,000	0	100,000	0
\$100,001 - \$150,000	13.04%	113,333	110,000	125,000	105,000	0
\$150,001 - \$200,000	13.04%	183,167	174,750	200,000	0	0
\$200,001 - \$250,000	21.74%	216,466	0	218,083	210,000	0
\$250,001 - \$300,000	17.39%	267,250	0	267,250	0	0
\$300,001 - \$500,000	13.04%	310,000	315,000	310,000	0	305,000
\$500,001 and up	13.04%	628,333	0	530,000	0	825,000
Average Sold Price		263,080	173,900	279,718	138,333	565,000
Total Closed Units	100%	263,080	5	13	3	2
Total Closed Volume		6,050,831	869.50K	3.64M	415.00K	1.13M

July 2022



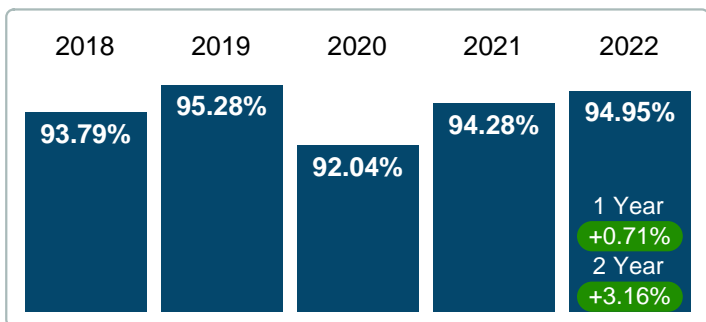
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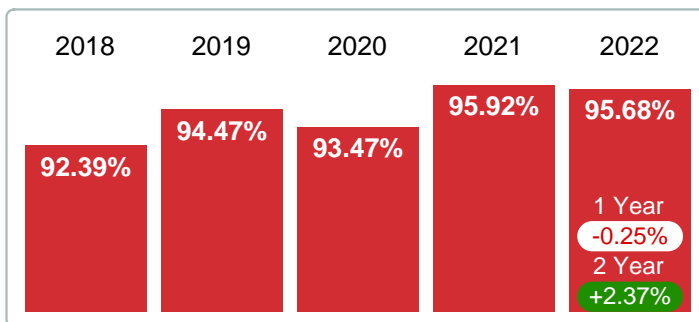
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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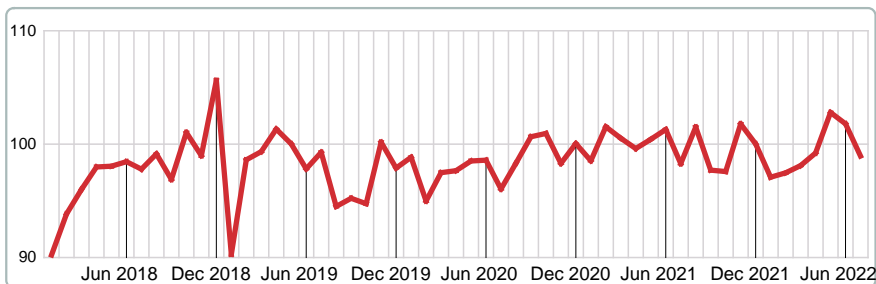
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

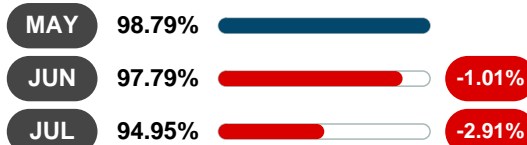


3 MONTHS

5 year JUL AVG = 94.07%

High Dec 2018 101.62% Low Jan 2018 86.22%

Average Sold/List Ratio this month at **94.95%** above the 5 yr JUL average of **94.07%**



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
\$100,000 and less	2	8.70%	89.85%	88.79%	0.00%	90.91%	0.00%
\$100,001 - \$150,000	3	13.04%	88.93%	88.71%	90.58%	87.50%	0.00%
\$150,001 - \$200,000	3	13.04%	95.30%	98.50%	88.89%	0.00%	0.00%
\$200,001 - \$250,000	5	21.74%	93.74%	0.00%	92.75%	97.68%	0.00%
\$250,001 - \$300,000	4	17.39%	98.70%	0.00%	98.70%	0.00%	0.00%
\$300,001 - \$500,000	3	13.04%	96.99%	95.74%	98.41%	0.00%	96.83%
\$500,001 and up	3	13.04%	99.02%	0.00%	100.00%	0.00%	97.06%
Average Sold/List Ratio		95.00%		94.05%	95.67%	92.03%	96.94%
Total Closed Units		23	100%	5	13	3	2
Total Closed Volume		6,050,831		869.50K	3.64M	415.00K	1.13M

July 2022



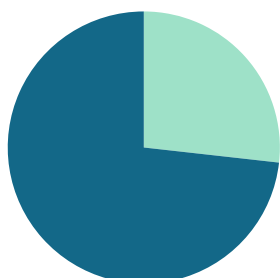
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

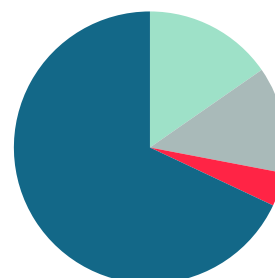


Inventory
 New Listings
34 = 26.77%
 Start Inventory
93
 Total Inventory Units
127
 Volume
\$39,476,437

Market Activity

Closed Sales
23 = 15.33%
 Pending Sales
19 = 12.67%
 Other Off Market
6 = 4.00%
 Active Inventory
102 = 68.00%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	28	23	-17.86%	175	168	-4.00%
Pending Sales	25	19	-24.00%	185	174	-5.95%
New Listings	37	34	-8.11%	246	257	4.47%
Average List Price	237,746	273,430	15.01%	212,341	248,725	17.13%
Average Sale Price	227,566	263,080	15.61%	205,748	240,324	16.80%
Average Percent of Selling Price to List Price	94.28%	94.95%	0.71%	95.92%	95.68%	-0.25%
Average Days on Market to Sale	23.07	66.70	189.08%	41.86	48.17	15.06%
Monthly Inventory	83	102	22.89%	83	102	22.89%
Months Supply of Inventory	3.28	4.15	26.64%	3.28	4.15	26.64%

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

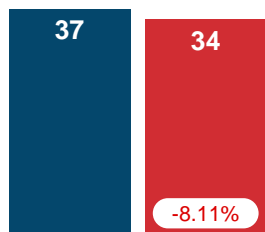
Inventory on July 31, 2022 = **102**

2021 **2022**

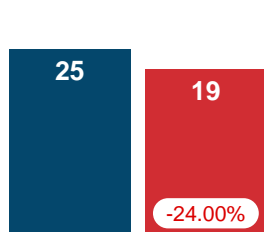
JULY MARKET

AVERAGE PRICES

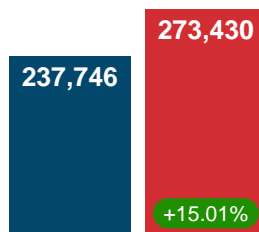
New Listings



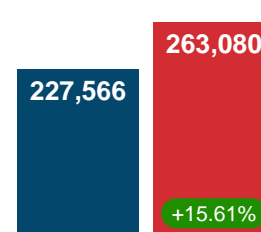
Pending Listings



List Price



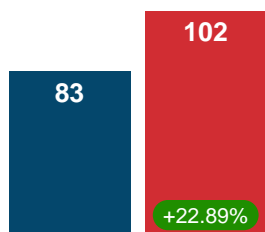
Sale Price



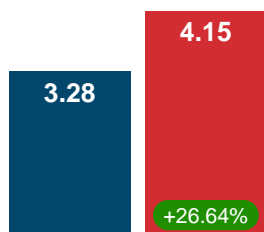
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

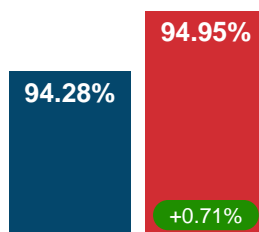
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

