

July 2022



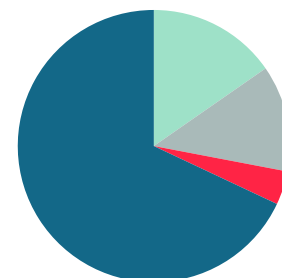
Area Delimited by County Of McIntosh - Residential Property Type



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%
Median List Price	192,000	240,000	25.00%
Median Sale Price	182,000	227,000	24.73%
Median Percent of Selling Price to List Price	97.73%	96.83%	-0.93%
Median Days on Market to Sale	15.50	40.00	158.06%
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.

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 **24.73%** in July 2022 to \$227,000 versus the previous year at \$182,000.

Median Days on Market Lengthens

The median number of **40.00** days that homes spent on the market before selling increased by 24.50 days or **158.06%** in July 2022 compared to last year's same month at **15.50** DOM.

Sales Success for July 2022 is Positive

Overall, with Median 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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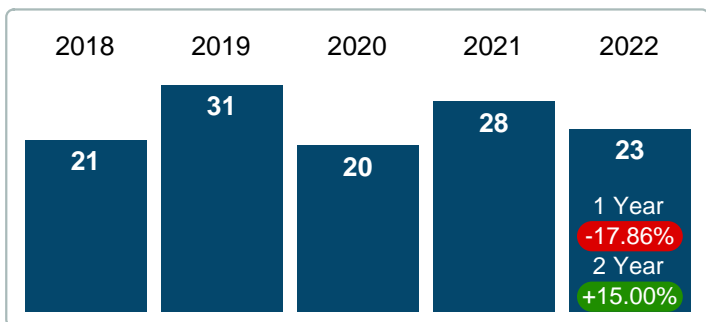
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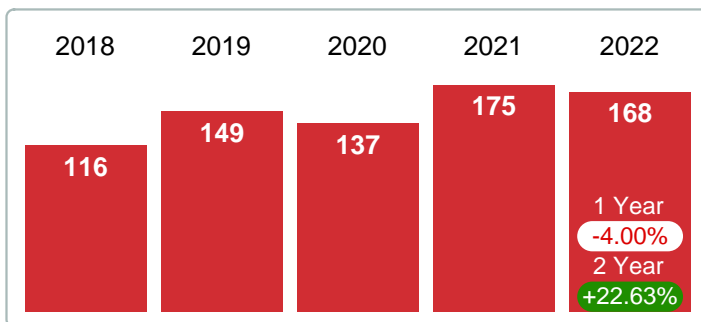
CLOSED LISTINGS

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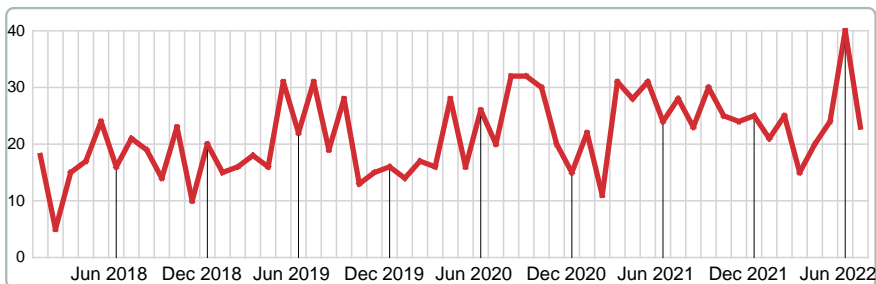
JULY



YEAR TO DATE (YTD)

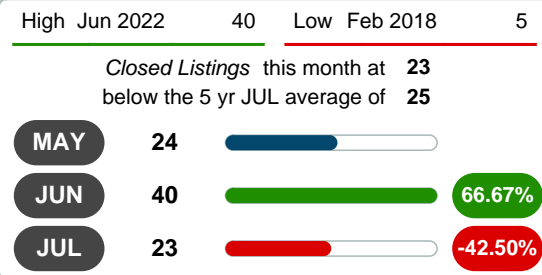


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 25



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	83.0	1	1	1	0
\$150,001 - \$200,000	3	13.04%	10.0	2	1	0	0
\$200,001 - \$250,000	5	21.74%	63.0	0	4	1	0
\$250,001 - \$300,000	4	17.39%	72.0	0	4	0	0
\$300,001 - \$500,000	3	13.04%	11.0	1	1	0	1
\$500,001 and up	3	13.04%	2.0	0	2	0	1
Total Closed Units	23			5	13	3	2
Total Closed Volume	6,050,831	100%	40.0	869.50K	3.64M	415.00K	1.13M
Median Closed Price	\$227,000			\$174,500	\$255,000	\$105,000	\$565,000

July 2022



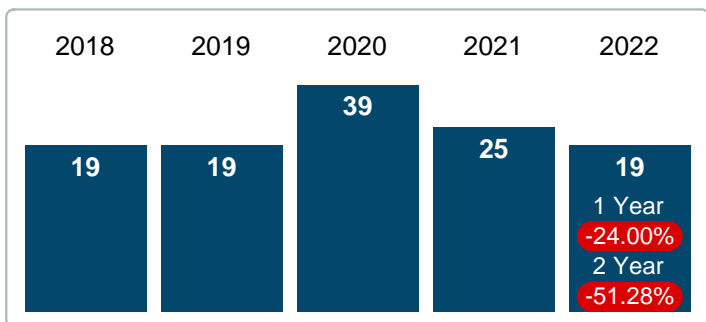
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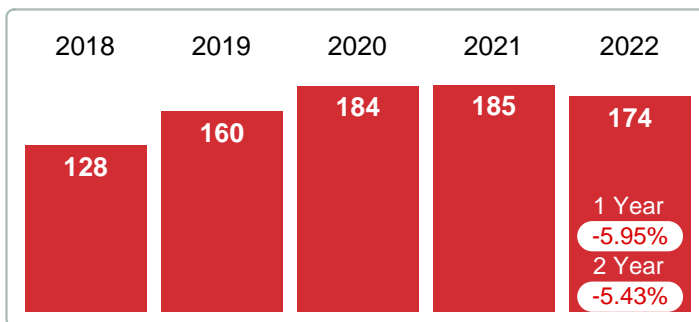
PENDING LISTINGS

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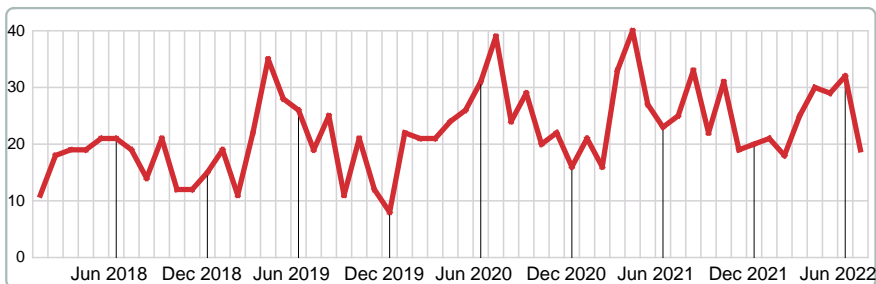
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 24

High Apr 2021 40 Low Dec 2019 8

Pending Listings this month at 19 below the 5 yr JUL average of 24

- MAY 29
- JUN 32 (10.34% above avg)
- JUL 19 (-40.63% below avg)

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	0	0.00%	2.0	0	0	0	0
\$40,001 - \$110,000	4	21.05%	59.0	1	3	0	0
\$110,001 - \$120,000	4	21.05%	22.5	2	2	0	0
\$120,001 - \$130,000	3	15.79%	36.0	1	2	0	0
\$130,001 - \$210,000	4	21.05%	12.0	1	2	1	0
\$210,001 - \$390,000	2	10.53%	46.0	1	0	1	0
\$390,001 and up	2	10.53%	116.5	0	0	2	0
Total Pending Units	19			6	9	4	0
Total Pending Volume	3,412,899	100%	36.0	847.50K	986.40K	1.58M	0.00B
Median Listing Price	\$125,000			\$122,000	\$118,900	\$392,000	\$0

July 2022



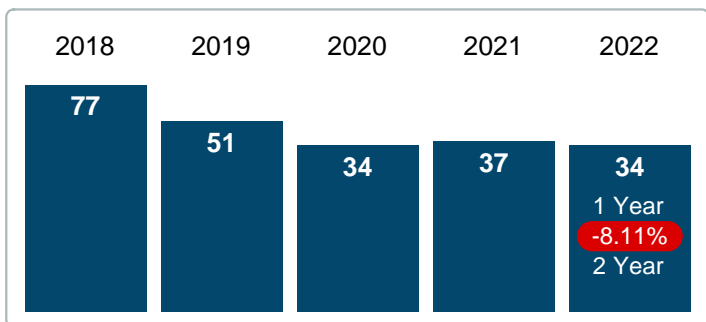
Area Delimited by County Of McIntosh - Residential Property Type



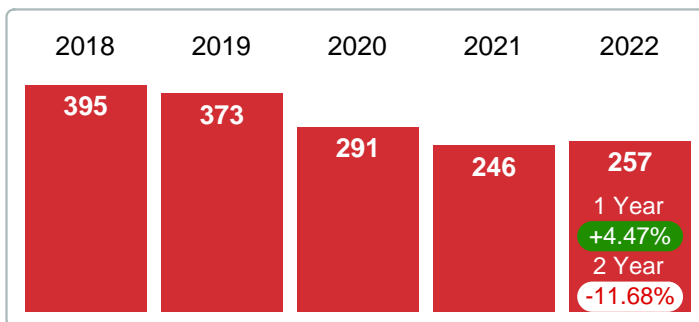
NEW LISTINGS

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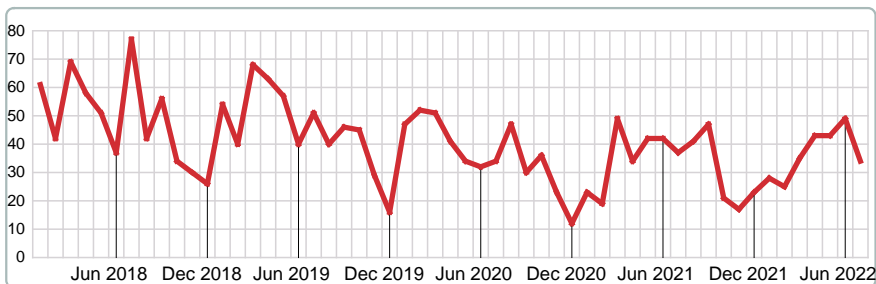
JULY



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



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
Median New Listed Listing Price	\$209,750		\$190,000	\$175,950	\$329,900	\$465,000

July 2022



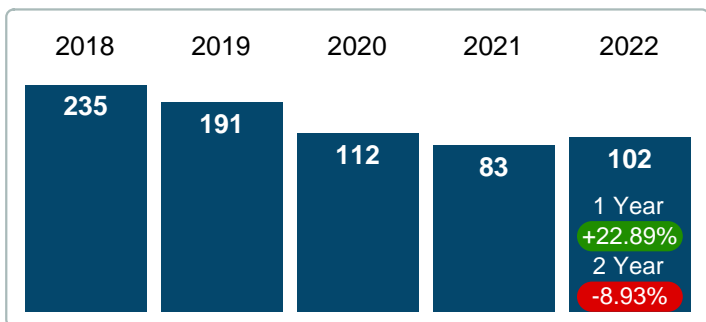
Area Delimited by County Of McIntosh - Residential Property Type



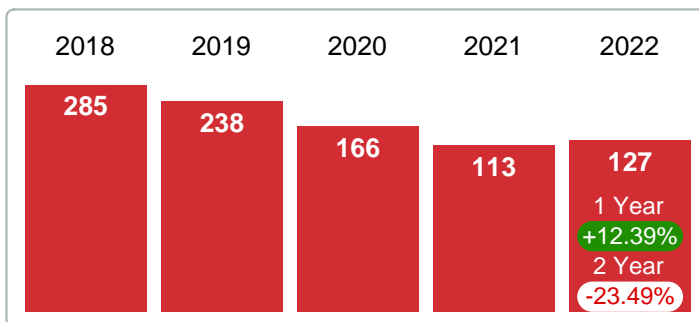
ACTIVE INVENTORY

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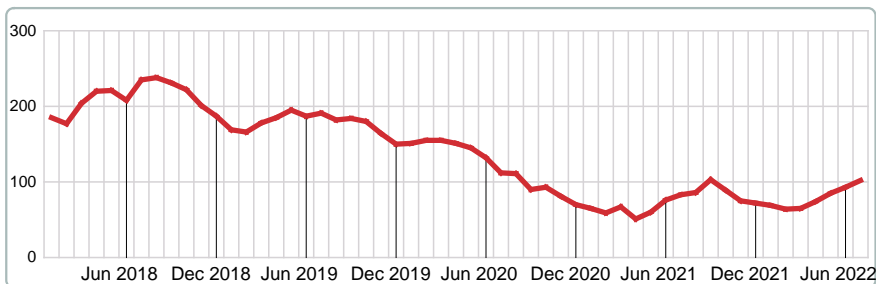
END OF JULY



ACTIVE DURING JULY

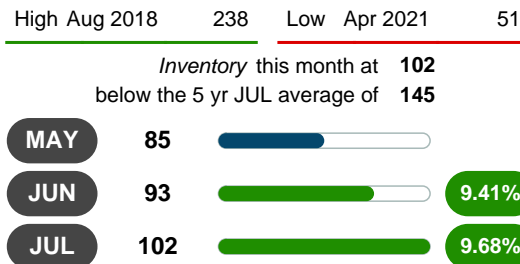


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 145



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	7.84%	45.5	6	2	0	0
\$75,001 - \$125,000	8	7.84%	41.5	4	4	0	0
\$125,001 - \$200,000	20	19.61%	34.5	4	15	1	0
\$200,001 - \$325,000	25	24.51%	44.0	3	17	4	1
\$325,001 - \$425,000	17	16.67%	68.0	1	7	8	1
\$425,001 - \$525,000	13	12.75%	59.0	1	5	5	2
\$525,001 and up	11	10.78%	61.0	1	4	2	4
Total Active Inventory by Units	102			20	54	20	8
Total Active Inventory by Volume	34,161,038	100%	48.5	4.60M	16.71M	7.86M	4.99M
Median Active Inventory Listing Price	\$270,000			\$136,400	\$252,500	\$366,500	\$524,950

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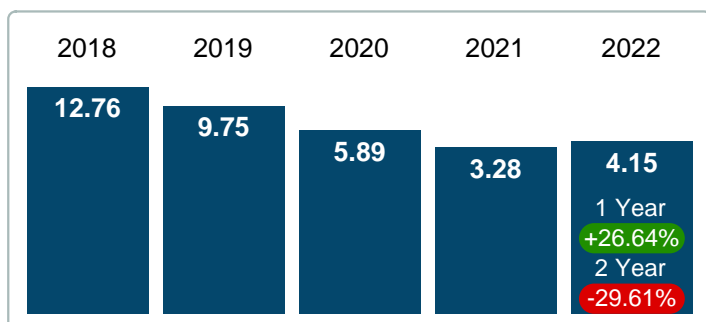
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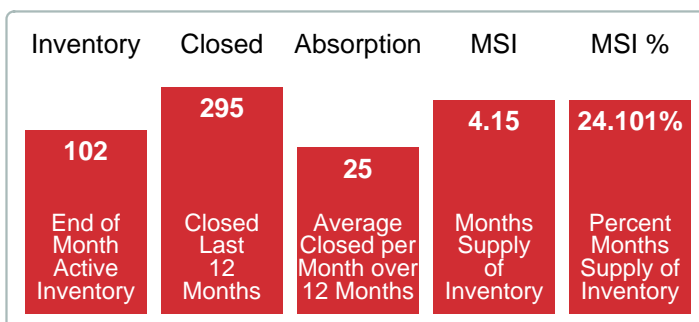
MONTHS SUPPLY of INVENTORY (MSI)

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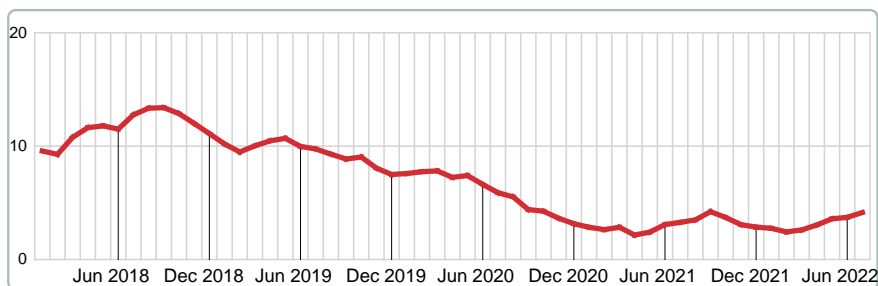
MSI FOR JULY



INDICATORS FOR JULY 2022



5 YEAR MARKET ACTIVITY TRENDS

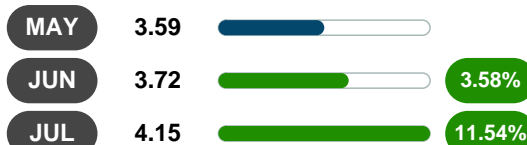


3 MONTHS

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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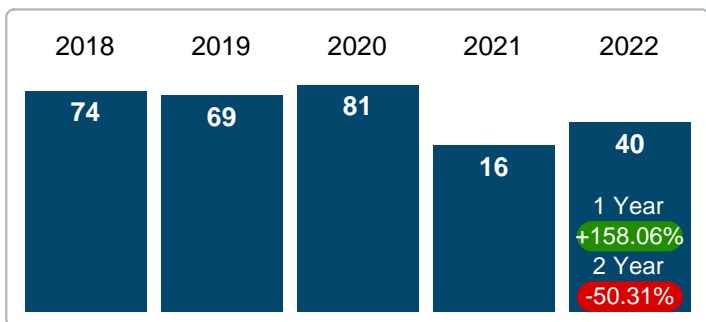
Area Delimited by County Of McIntosh - Residential Property Type



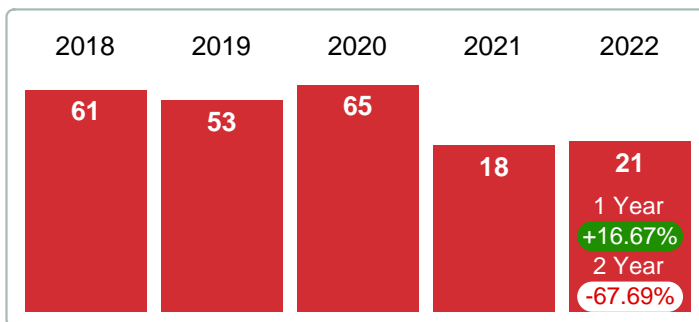
MEDIAN DAYS ON MARKET TO SALE

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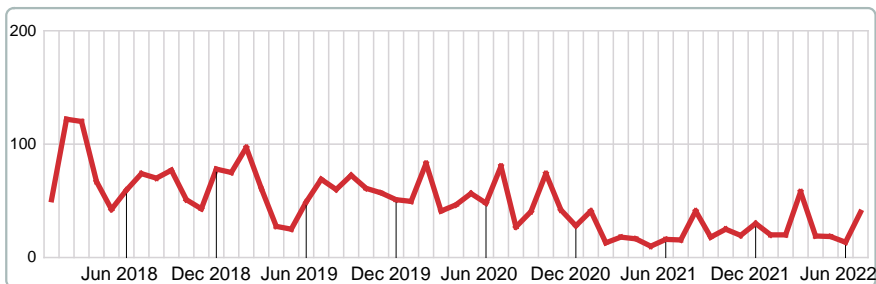
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

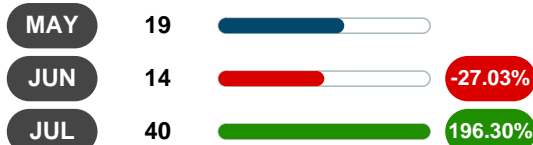


3 MONTHS

5 year JUL AVG = 56

High Feb 2018 122 Low May 2021 10

Median Days on Market to Sale this month at 40 below the 5 yr JUL average of 56



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
\$100,000 and less	8.70%	45	69	0	21	0
\$100,001 - \$150,000	13.04%	83	83	126	47	0
\$150,001 - \$200,000	13.04%	10	9	21	0	0
\$200,001 - \$250,000	21.74%	63	0	83	57	0
\$250,001 - \$300,000	17.39%	72	0	72	0	0
\$300,001 - \$500,000	13.04%	11	40	7	0	11
\$500,001 and up	13.04%	2	0	2	0	121
Median Closed DOM		40	40	28	47	66
Total Closed Units	100%	23	5	13	3	2
Total Closed Volume		6,050,831	869.50K	3.64M	415.00K	1.13M

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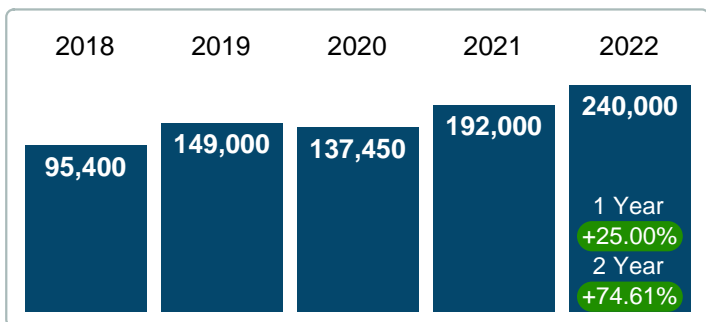
Area Delimited by County Of McIntosh - Residential Property Type



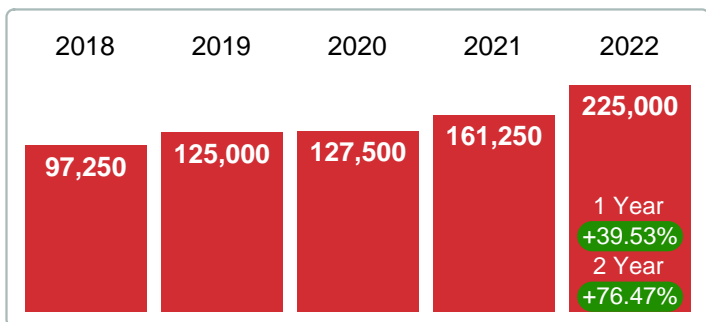
MEDIAN LIST PRICE AT CLOSING

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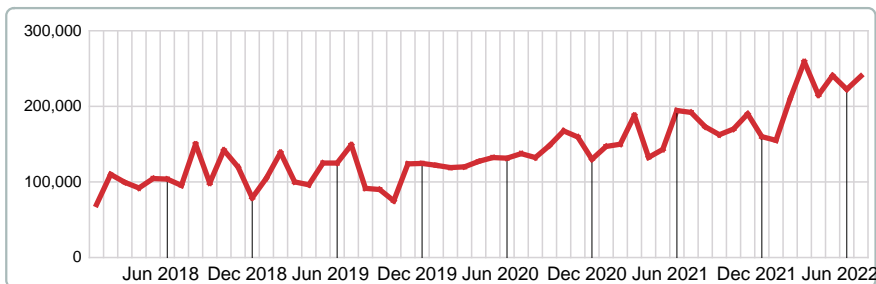
JULY



YEAR TO DATE (YTD)

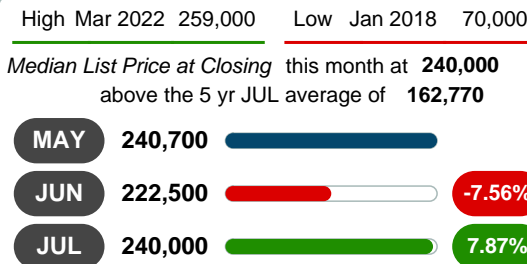


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 162,770



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		
\$100,000 and less	0	0.00%	2	0	0	0		
\$100,001 - \$150,000	5	21.74%	120,000	115,500	138,000	115,000		
\$150,001 - \$200,000	2	8.70%	177,450	177,450	0	0		
\$200,001 - \$250,000	6	26.09%	232,500	0	240,000	214,995		
\$250,001 - \$300,000	4	17.39%	272,000	0	272,000	0		
\$300,001 - \$500,000	3	13.04%	315,000	329,000	315,000	0		
\$500,001 and up	3	13.04%	550,000	0	530,000	0		
Median List Price		240,000		175,000	259,000	120,000	582,500	
Total Closed Units		23	100%	240,000	5	13	3	2
Total Closed Volume		6,288,895			914.90K	3.76M	445.00K	1.17M

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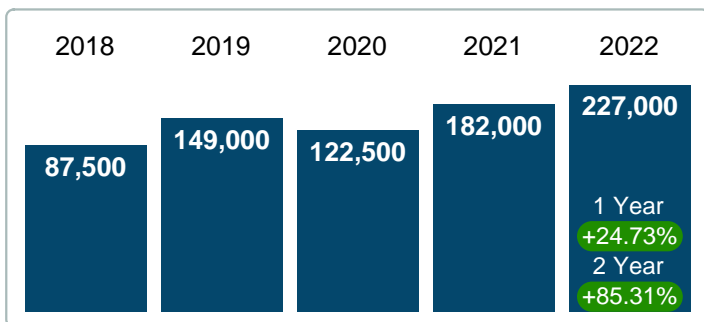
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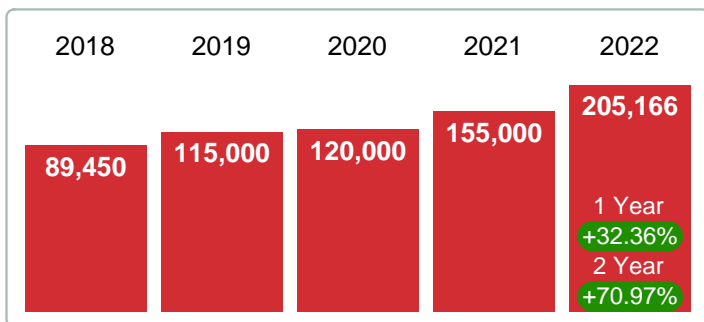
MEDIAN SOLD PRICE AT CLOSING

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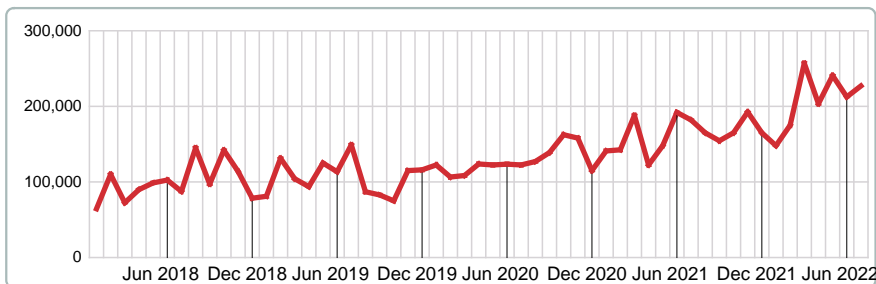
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

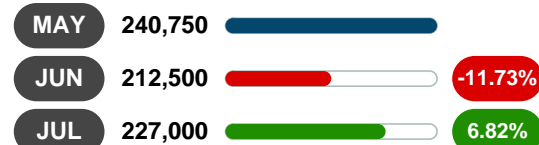


3 MONTHS

5 year JUL AVG = 153,600

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

Median Sold Price at Closing this month at **227,000** above the 5 yr JUL average of **153,600**



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
\$100,000 and less	8.70%	97,500	95,000	0	100,000	0
\$100,001 - \$150,000	13.04%	110,000	110,000	125,000	105,000	0
\$150,001 - \$200,000	13.04%	175,000	174,750	200,000	0	0
\$200,001 - \$250,000	21.74%	210,000	0	216,166	210,000	0
\$250,001 - \$300,000	17.39%	267,000	0	267,000	0	0
\$300,001 - \$500,000	13.04%	310,000	315,000	310,000	0	305,000
\$500,001 and up	13.04%	550,000	0	530,000	0	825,000
Median Sold Price		227,000	174,500	255,000	105,000	565,000
Total Closed Units		23	5	13	3	2
Total Closed Volume		6,050,831	869.50K	3.64M	415.00K	1.13M

July 2022



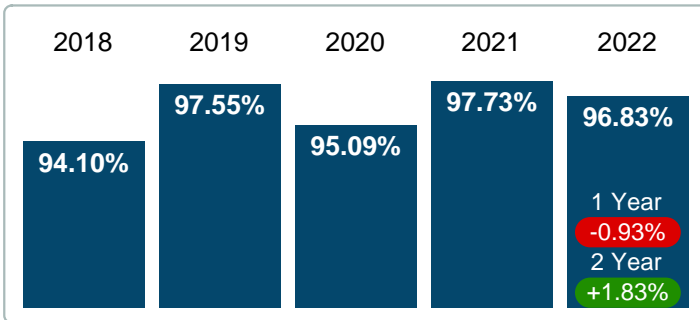
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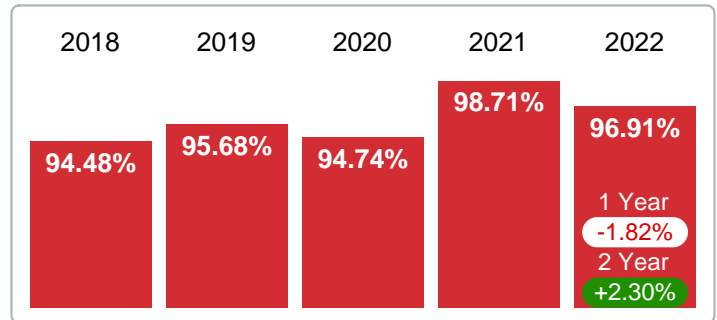
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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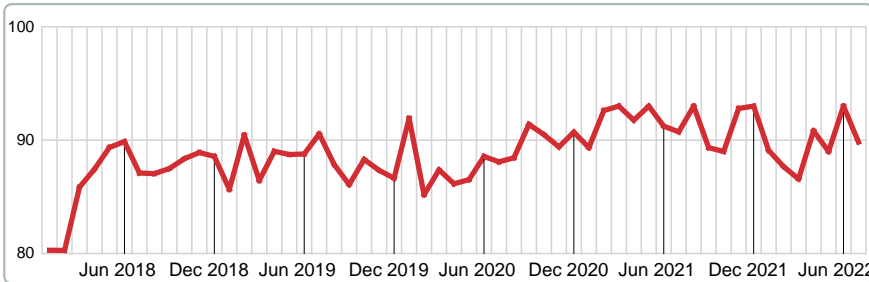
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

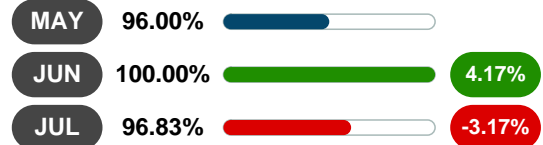


3 MONTHS

5 year JUL AVG = 96.26%

High Jun 2022 100.00% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **96.83%**
above the 5 yr JUL average of **96.26%**



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	
\$100,000 and less	2	8.70%	89.85%	88.79%	0.00%	90.91%	0.00%	
\$100,001 - \$150,000	3	13.04%	88.71%	88.71%	90.58%	87.50%	0.00%	
\$150,001 - \$200,000	3	13.04%	97.00%	98.50%	88.89%	0.00%	0.00%	
\$200,001 - \$250,000	5	21.74%	95.92%	0.00%	90.74%	97.68%	0.00%	
\$250,001 - \$300,000	4	17.39%	100.00%	0.00%	100.00%	0.00%	0.00%	
\$300,001 - \$500,000	3	13.04%	96.83%	95.74%	98.41%	0.00%	96.83%	
\$500,001 and up	3	13.04%	100.00%	0.00%	100.00%	0.00%	97.06%	
Median Sold/List Ratio		96.83%		95.74%	98.41%	90.91%	96.94%	
Total Closed Units		23	100%	96.83%	5	13	3	2
Total Closed Volume		6,050,831			869.50K	3.64M	415.00K	1.13M

July 2022



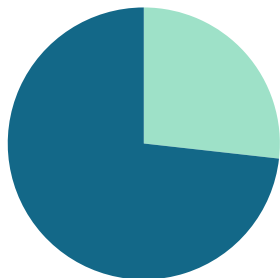
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

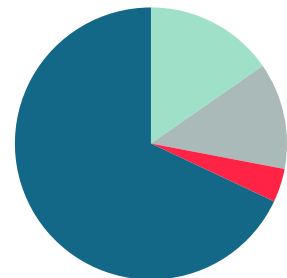


Inventory
 New Listings
34 = 26.77%
 Start Inventory
93
 Total Inventory Units
127
 Volume
\$39,476,437

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%
Median List Price	192,000	240,000	25.00%	161,250	225,000	39.53%
Median Sale Price	182,000	227,000	24.73%	155,000	205,166	32.36%
Median Percent of Selling Price to List Price	97.73%	96.83%	-0.93%	98.71%	96.91%	-1.82%
Median Days on Market to Sale	15.50	40.00	158.06%	18.00	21.00	16.67%
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

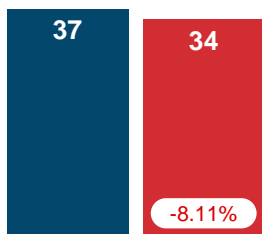
Inventory on July 31, 2022 = **102**

2021 **2022**

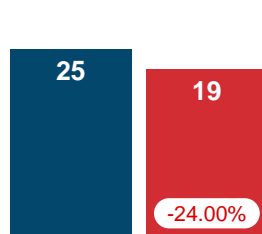
JULY MARKET

MEDIAN PRICES

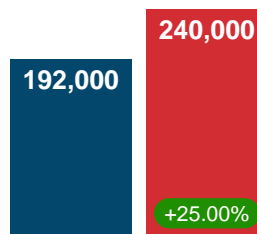
New Listings



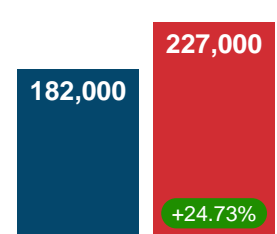
Pending Listings



List Price



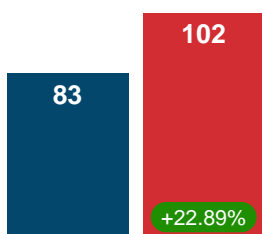
Sale Price



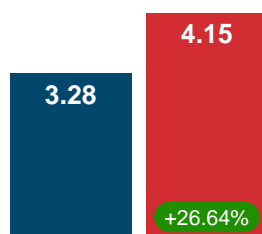
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

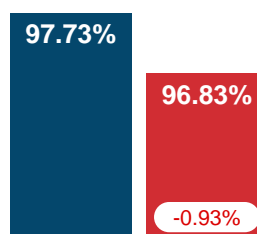
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

