

# May 2022



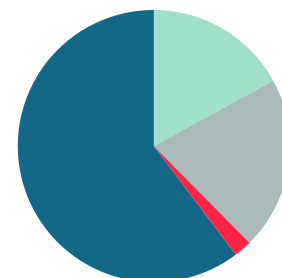
Area Delimited by County Of McIntosh - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

| Compared Metrics                               | 2021    | May 2022 | +/-%    |
|--|---------|----------|---------|
| Closed Listings                                | 31      | 24       | -22.58% |
| Pending Listings                               | 27      | 29       | 7.41%   |
| New Listings                                   | 42      | 43       | 2.38%   |
| Average List Price                             | 207,782 | 279,096  | 34.32%  |
| Average Sale Price                             | 201,336 | 275,146  | 36.66%  |
| Average Percent of Selling Price to List Price | 96.43%  | 98.79%   | 2.45%   |
| Average Days on Market to Sale                 | 51.61   | 55.38    | 7.29%   |
| End of Month Inventory                         | 60      | 85       | 41.67%  |
| Months Supply of Inventory                     | 2.42    | 3.59     | 48.65%  |



■ Closed (17.02%)  
■ Pending (20.57%)  
■ Other OffMarket (2.13%)  
■ Active (60.28%)

**Absorption:** Last 12 months, an Average of **24** Sales/Month  
**Active Inventory** as of May 31, 2022 = **85**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2022 rose **41.67%** to 85 existing homes available for sale. Over the last 12 months this area has had an average of 24 closed sales per month. This represents an unsold inventory index of **3.59** 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 **36.66%** in May 2022 to \$275,146 versus the previous year at \$201,336.

#### Average Days on Market Lengthens

The average number of **55.38** days that homes spent on the market before selling increased by 3.76 days or **7.29%** in May 2022 compared to last year's same month at **51.61** DOM.

#### Sales Success for May 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 43 New Listings in May 2022, up **2.38%** from last year at 42. Furthermore, there were 24 Closed Listings this month versus last year at 31, a **-22.58%** decrease.

Closed versus Listed trends yielded a **55.8%** ratio, down from previous year's, May 2021, at **73.8%**, a **24.38%** downswing. This will certainly create pressure on an increasing Monthly Supply of Inventory (MSI) in the months to come.

### What's in this Issue

|   |           |
|---|-----------|
| <b>Closed Listings</b>                                | <b>2</b>  |
| <b>Pending Listings</b>                               | <b>3</b>  |
| <b>New Listings</b>                                   | <b>4</b>  |
| <b>Inventory</b>                                      | <b>5</b>  |
| <b>Months Supply of Inventory</b>                     | <b>6</b>  |
| <b>Average Days on Market to Sale</b>                 | <b>7</b>  |
| <b>Average List Price at Closing</b>                  | <b>8</b>  |
| <b>Average Sale Price at Closing</b>                  | <b>9</b>  |
| <b>Average Percent of Selling Price to List Price</b> | <b>10</b> |
| <b>Market Summary</b>                                 | <b>11</b> |

### 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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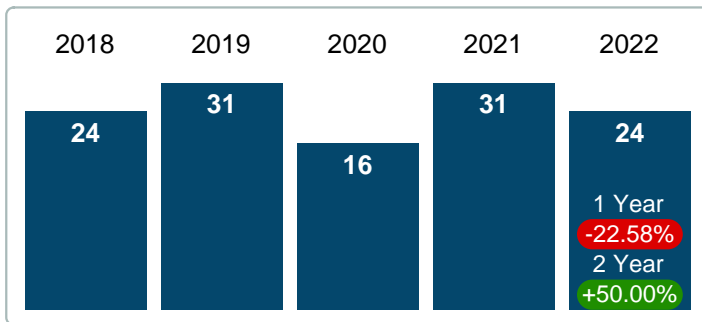
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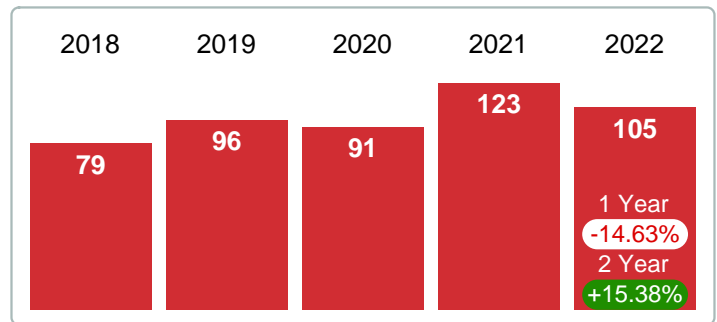
## CLOSED LISTINGS

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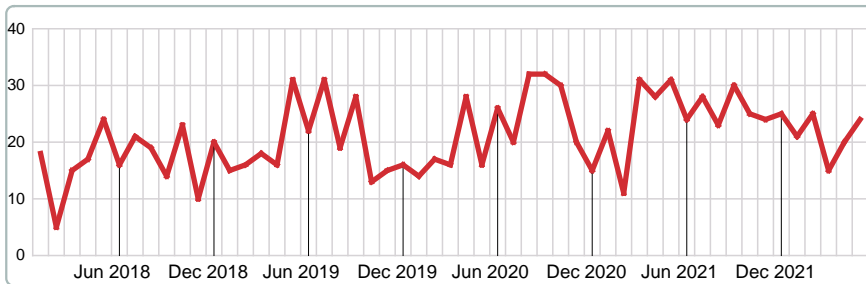
### MAY



### YEAR TO DATE (YTD)

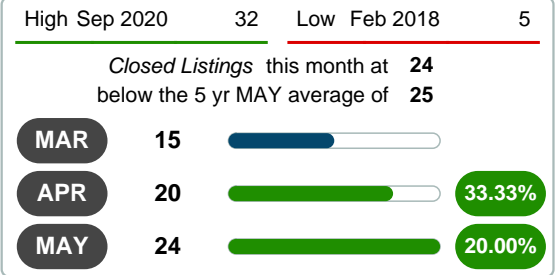


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY 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                | 8.33%       | 23.5        | 2                | 0                | 0                | 0            |
| \$100,001 - \$150,000                          | 3                | 12.50%      | 27.0        | 2                | 1                | 0                | 0            |
| \$150,001 - \$200,000                          | 3                | 12.50%      | 25.0        | 1                | 2                | 0                | 0            |
| \$200,001 - \$275,000                          | 7                | 29.17%      | 50.0        | 0                | 4                | 3                | 0            |
| \$275,001 - \$350,000                          | 3                | 12.50%      | 45.7        | 0                | 2                | 1                | 0            |
| \$350,001 - \$525,000                          | 3                | 12.50%      | 81.7        | 0                | 3                | 0                | 0            |
| \$525,001 and up                               | 3                | 12.50%      | 131.3       | 0                | 3                | 0                | 0            |
| <b>Total Closed Units</b>                      | <b>24</b>        |             |             | <b>5</b>         | <b>15</b>        | <b>4</b>         | <b>0</b>     |
| <b>Total Closed Volume</b>                     | <b>6,603,500</b> | <b>100%</b> | <b>55.4</b> | <b>526.00K</b>   | <b>5.12M</b>     | <b>962.50K</b>   | <b>0.00B</b> |
| <b>Average Closed Price</b>                    | <b>\$275,146</b> |             |             | <b>\$105,200</b> | <b>\$341,000</b> | <b>\$240,625</b> | <b>\$0</b>   |

# May 2022



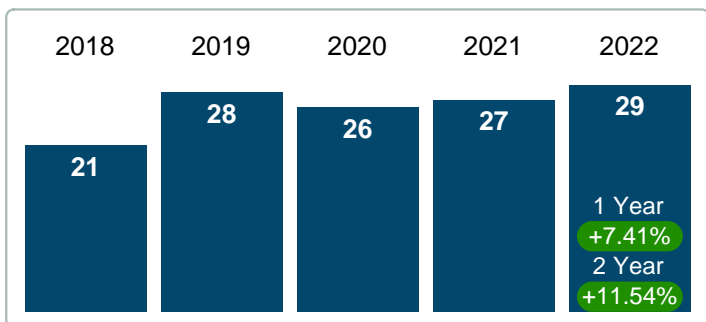
Area Delimited by County Of McIntosh - Residential Property Type



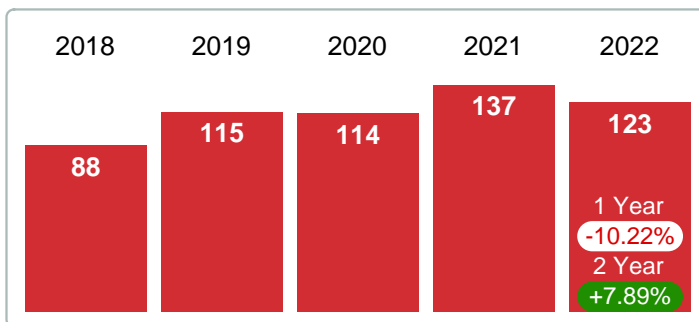
## PENDING LISTINGS

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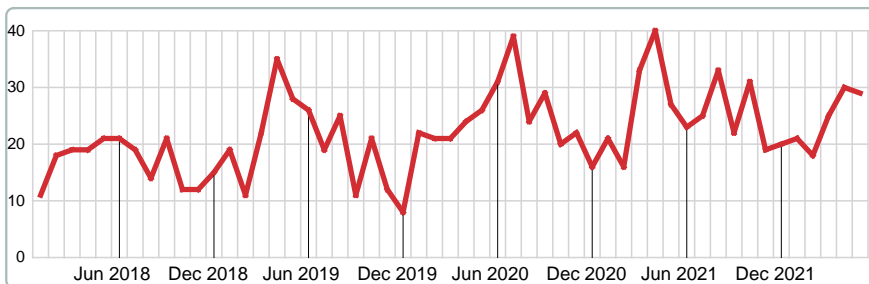
### MAY



### YEAR TO DATE (YTD)

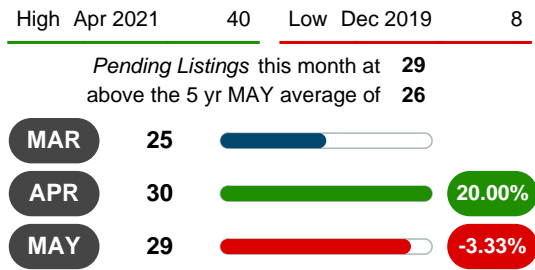


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 26



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range |                  | %           | AVDOM       | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$75,000 and less                               | 2                | 6.90%       | 6.5         | 2                | 0                | 0                | 0                |
| \$75,001 - \$125,000                            | 6                | 20.69%      | 13.3        | 2                | 3                | 1                | 0                |
| \$125,001 - \$175,000                           | 3                | 10.34%      | 49.7        | 1                | 2                | 0                | 0                |
| \$175,001 - \$250,000                           | 8                | 27.59%      | 52.5        | 2                | 3                | 3                | 0                |
| \$250,001 - \$300,000                           | 3                | 10.34%      | 51.3        | 0                | 3                | 0                | 0                |
| \$300,001 - \$550,000                           | 5                | 17.24%      | 23.4        | 2                | 1                | 1                | 1                |
| \$550,001 and up                                | 2                | 6.90%       | 77.0        | 0                | 0                | 0                | 2                |
| <b>Total Pending Units</b>                      | <b>29</b>        |             |             | <b>9</b>         | <b>12</b>        | <b>5</b>         | <b>3</b>         |
| <b>Total Pending Volume</b>                     | <b>7,498,195</b> | <b>100%</b> | <b>37.5</b> | <b>1.69M</b>     | <b>2.78M</b>     | <b>1.16M</b>     | <b>1.86M</b>     |
| <b>Average Listing Price</b>                    | <b>\$258,558</b> |             |             | <b>\$188,200</b> | <b>\$231,917</b> | <b>\$231,479</b> | <b>\$621,333</b> |

# May 2022



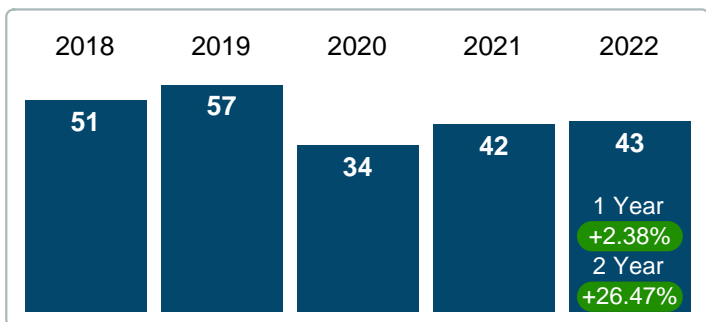
Area Delimited by County Of McIntosh - Residential Property Type



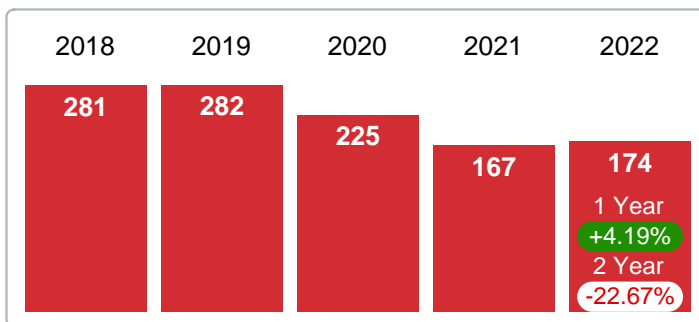
## NEW LISTINGS

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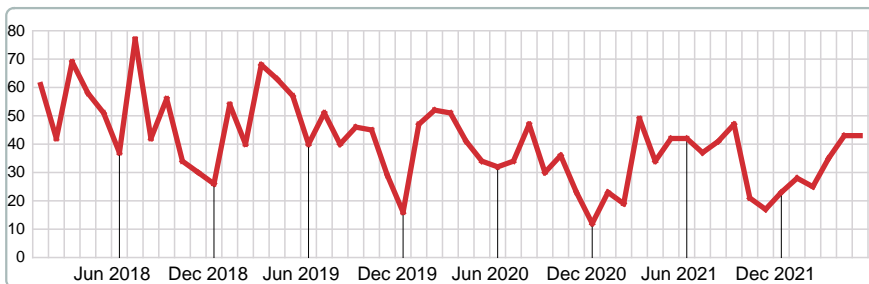
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

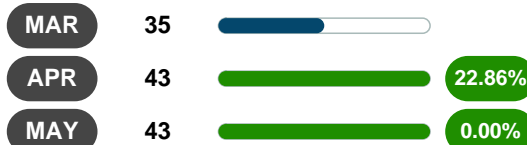


### 3 MONTHS

5 year MAY AVG = 45

High Jul 2018 77 Low Dec 2020 12

New Listings this month at 43  
below the 5 yr MAY average of 45



### 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                          | 4                 | 9.30%       | 2                | 1                | 1                | 0                |
| \$100,001 - \$125,000                       | 3                 | 6.98%       | 1                | 0                | 2                | 0                |
| \$125,001 - \$225,000                       | 10                | 23.26%      | 6                | 4                | 0                | 0                |
| \$225,001 - \$325,000                       | 9                 | 20.93%      | 0                | 6                | 2                | 1                |
| \$325,001 - \$425,000                       | 7                 | 16.28%      | 0                | 7                | 0                | 0                |
| \$425,001 - \$550,000                       | 6                 | 13.95%      | 0                | 3                | 3                | 0                |
| \$550,001 and up                            | 4                 | 9.30%       | 0                | 1                | 2                | 1                |
| <b>Total New Listed Units</b>               | <b>43</b>         |             | <b>9</b>         | <b>22</b>        | <b>10</b>        | <b>2</b>         |
| <b>Total New Listed Volume</b>              | <b>13,867,299</b> | <b>100%</b> | <b>1.31M</b>     | <b>7.63M</b>     | <b>3.86M</b>     | <b>1.07M</b>     |
| <b>Average New Listed Listing Price</b>     | <b>\$258,981</b>  |             | <b>\$145,844</b> | <b>\$347,014</b> | <b>\$385,540</b> | <b>\$532,500</b> |

# May 2022



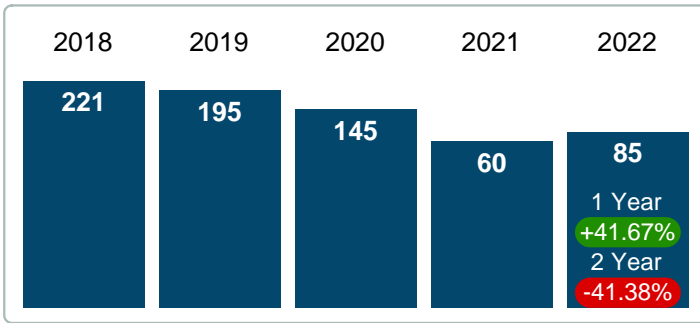
Area Delimited by County Of McIntosh - Residential Property Type



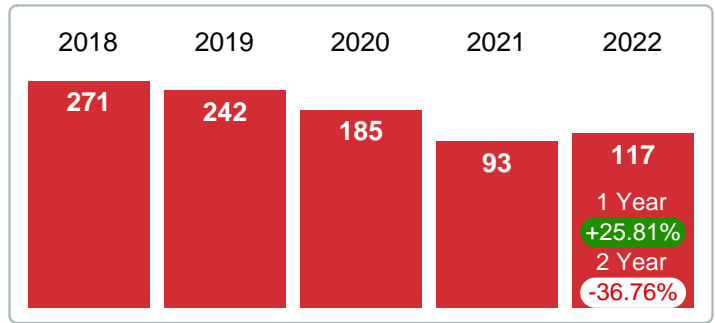
## ACTIVE INVENTORY

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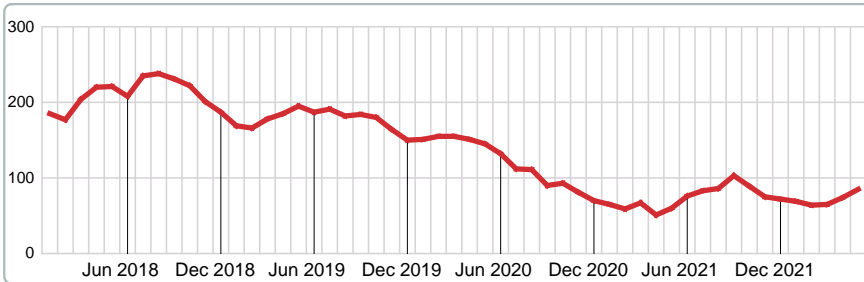
### END OF MAY



### ACTIVE DURING MAY

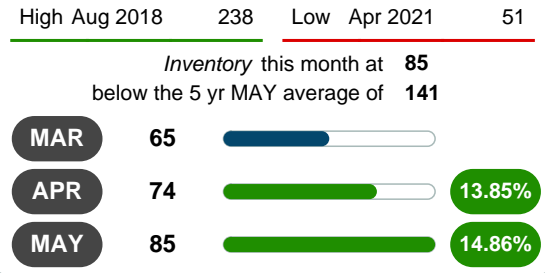


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 141



### 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                             | 6                 | 7.06%       | 76.3        | 3                | 3                | 0                | 0                |
| \$75,001 - \$125,000                          | 10                | 11.76%      | 47.4        | 4                | 3                | 3                | 0                |
| \$125,001 - \$200,000                         | 11                | 12.94%      | 52.4        | 3                | 8                | 0                | 0                |
| \$200,001 - \$325,000                         | 25                | 29.41%      | 74.2        | 2                | 18               | 5                | 0                |
| \$325,001 - \$425,000                         | 14                | 16.47%      | 62.6        | 1                | 8                | 4                | 1                |
| \$425,001 - \$575,000                         | 10                | 11.76%      | 57.5        | 1                | 4                | 5                | 0                |
| \$575,001 and up                              | 9                 | 10.59%      | 41.4        | 0                | 2                | 4                | 3                |
| <b>Total Active Inventory by Units</b>        | <b>85</b>         |             |             | <b>14</b>        | <b>46</b>        | <b>21</b>        | <b>4</b>         |
| <b>Total Active Inventory by Volume</b>       | <b>26,570,149</b> | <b>100%</b> | <b>61.0</b> | <b>2.31M</b>     | <b>13.09M</b>    | <b>8.23M</b>     | <b>2.94M</b>     |
| <b>Average Active Inventory Listing Price</b> | <b>\$312,590</b>  |             |             | <b>\$165,321</b> | <b>\$284,601</b> | <b>\$391,857</b> | <b>\$733,750</b> |

# May 2022



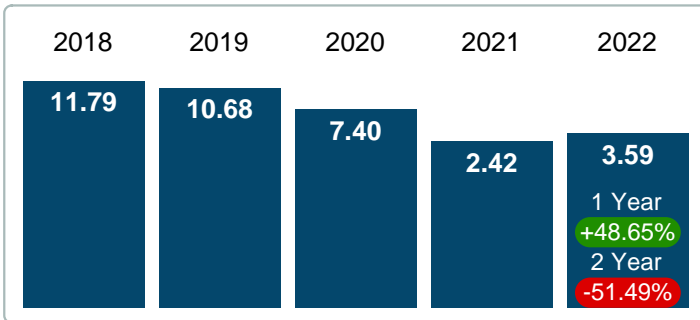
Area Delimited by County Of McIntosh - Residential Property Type



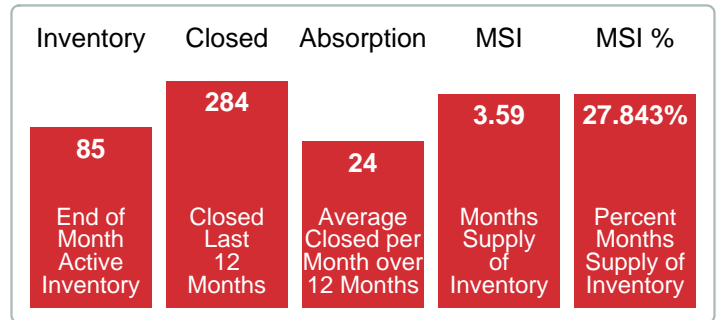
## MONTHS SUPPLY of INVENTORY (MSI)

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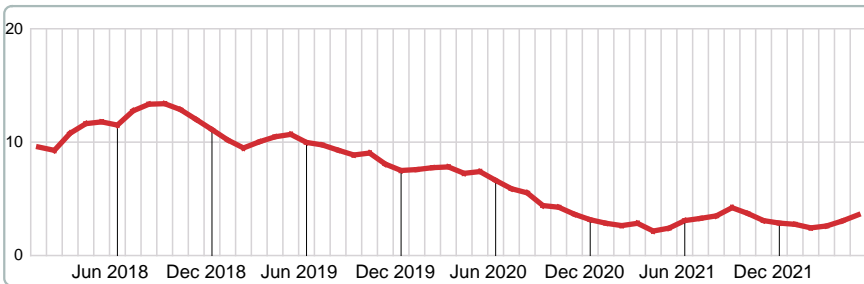
### MSI FOR MAY



### INDICATORS FOR MAY 2022

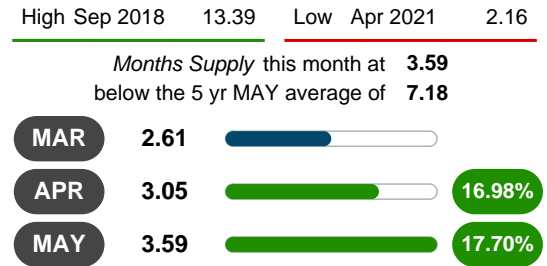


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 7.18



### 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                                       | 6    | 7.06%  | 1.53  | 1.16     | 2.57   | 0.00   | 0.00    |
| \$75,001 - \$125,000                                    | 10   | 11.76% | 2.93  | 3.69     | 1.33   | 36.00  | 0.00    |
| \$125,001 - \$200,000                                   | 11   | 12.94% | 1.71  | 2.25     | 1.92   | 0.00   | 0.00    |
| \$200,001 - \$325,000                                   | 25   | 29.41% | 4.92  | 2.67     | 6.00   | 4.62   | 0.00    |
| \$325,001 - \$425,000                                   | 14   | 16.47% | 5.42  | 6.00     | 4.57   | 8.00   | 6.00    |
| \$425,001 - \$575,000                                   | 10   | 11.76% | 6.32  | 0.00     | 4.36   | 10.00  | 0.00    |
| \$575,001 and up  | 9    | 10.59% | 13.50 | 0.00     | 4.80   | 48.00  | 18.00   |
| Market Supply of Inventory (MSI)                        | 3.59 | 100%   | 3.59  | 2.37     | 3.37   | 6.30   | 5.33    |
| Total Active Inventory by Units                         | 85   |        |       | 14       | 46     | 21     | 4       |

# May 2022



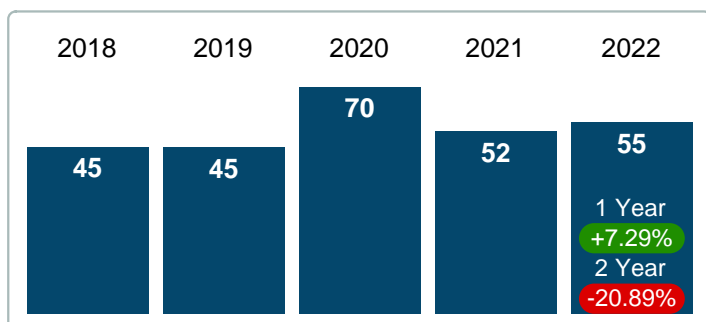
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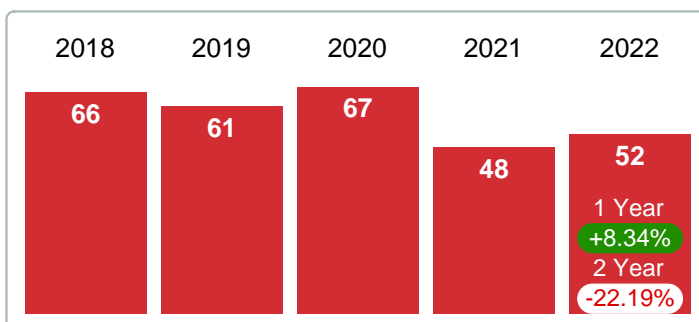
## AVERAGE DAYS ON MARKET TO SALE

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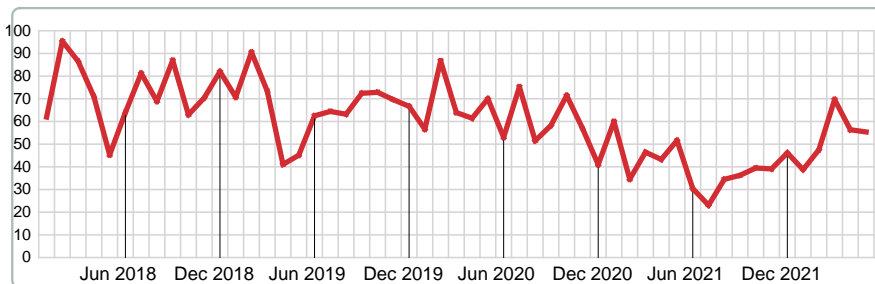
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

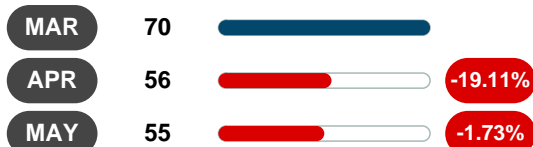


### 3 MONTHS

5 year MAY AVG = 53

High Feb 2018 95 Low Jul 2021 23

Average Days on Market to Sale this month at 55 above the 5 yr MAY average of 53



### 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  | 8.33%  | 24        | 24       | 0      | 0       | 0       |
| \$100,001 - \$150,000   | 12.50% | 27        | 6        | 70     | 0       | 0       |
| \$150,001 - \$200,000   | 12.50% | 25        | 41       | 17     | 0       | 0       |
| \$200,001 - \$275,000   | 29.17% | 50        | 0        | 33     | 73      | 0       |
| \$275,001 - \$350,000   | 12.50% | 46        | 0        | 68     | 2       | 0       |
| \$350,001 - \$525,000   | 12.50% | 82        | 0        | 82     | 0       | 0       |
| \$525,001 and up  | 12.50% | 131       | 0        | 131    | 0       | 0       |
| Average Closed DOM  |        | 55        | 20       | 67     | 55      | 0       |
| Total Closed Units  | 100%   | 55        | 5        | 15     | 4       |         |
| Total Closed Volume   |        | 6,603,500 | 526.00K  | 5.12M  | 962.50K | 0.00B   |



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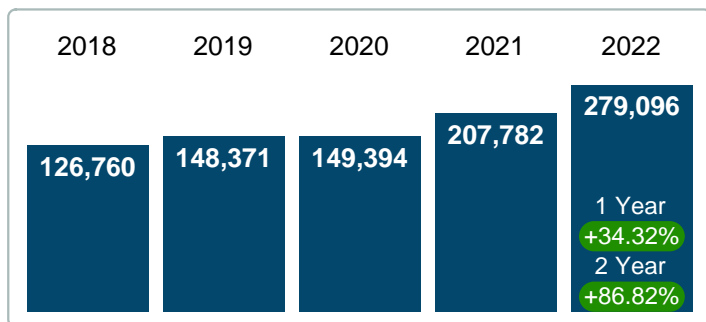
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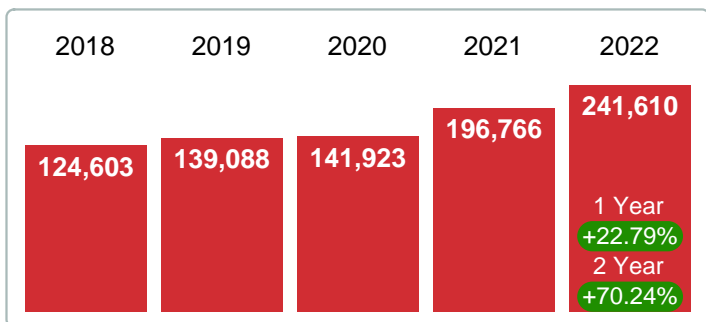
## AVERAGE LIST PRICE AT CLOSING

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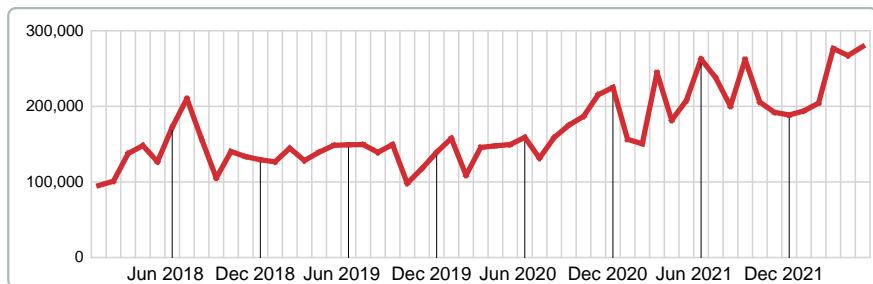
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 182,281

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

Average List Price at Closing this month at **279,096**  
above the 5 yr MAY average of **182,281**

|     |         |  |
|-----|---------|--|
| MAR | 276,464 | <div style="width: 80%;"></div>        |
| APR | 267,220 | <div style="width: 70%;"></div> -3.34% |
| MAY | 279,096 | <div style="width: 90%;"></div> 4.44%  |

### 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 <span>2</span>                            | 8.33%  | 76,250           | 76,250         | 0              | 0              | 0            |
| \$100,001 - \$150,000 <span>2</span>                         | 8.33%  | 117,500          | 117,500        | 159,500        | 0              | 0            |
| \$150,001 - \$200,000 <span>2</span>                         | 8.33%  | 169,250          | 179,000        | 217,000        | 0              | 0            |
| \$200,001 - \$275,000 <span>8</span>                         | 33.33% | 229,975          | 0              | 259,875        | 235,467        | 0            |
| \$275,001 - \$350,000 <span>5</span>                         | 20.83% | 297,700          | 0              | 314,250        | 290,000        | 0            |
| \$350,001 - \$525,000 <span>2</span>                         | 8.33%  | 425,000          | 0              | 359,967        | 0              | 0            |
| \$525,001 and up <span>3</span>                              | 12.50% | 598,000          | 0              | 598,000        | 0              | 0            |
| <b>Average List Price</b>                                    |        | <b>279,096</b>   | <b>113,300</b> | <b>342,360</b> | <b>249,100</b> | <b>0</b>     |
| <b>Total Closed Units</b>                                    |        | <b>24</b>        | <b>5</b>       | <b>15</b>      | <b>4</b>       | <b>0</b>     |
| <b>Total Closed Volume</b>                                   |        | <b>6,698,300</b> | <b>566.50K</b> | <b>5.14M</b>   | <b>996.40K</b> | <b>0.00B</b> |



# May 2022



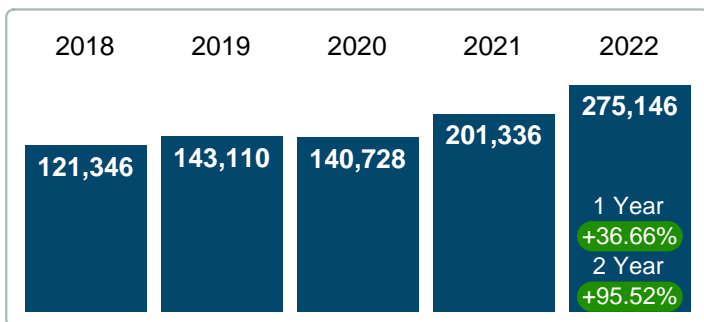
Area Delimited by County Of McIntosh - Residential Property Type



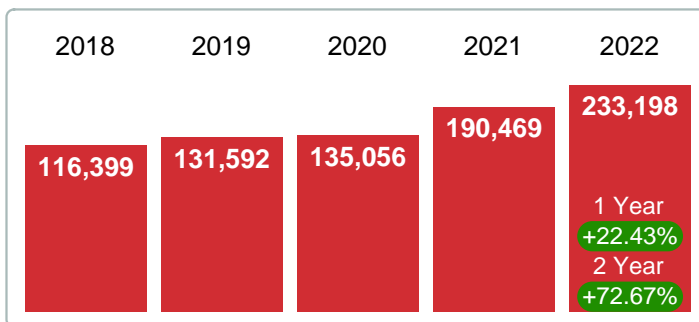
## AVERAGE SOLD PRICE AT CLOSING

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

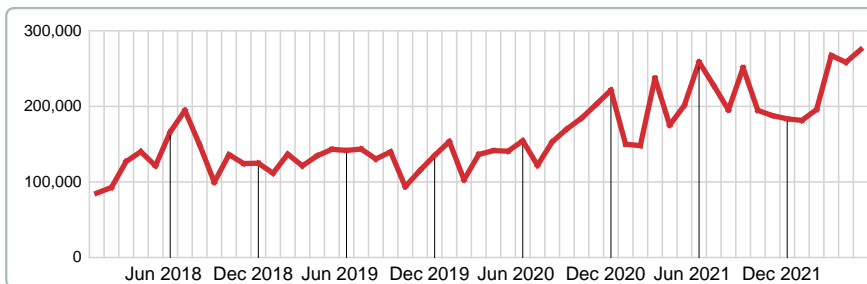
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 176,333

High May 2022 275,146    Low Jan 2018 85,211

Average Sold Price at Closing this month at **275,146**  
above the 5 yr MAY average of **176,333**

- MAR 267,300
- APR 258,313 (-3.36%)
- MAY 275,146 (6.52%)

## 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   | 8.33%       | 67,500           | 67,500         | 0              | 0              | 0            |
| \$100,001 - \$150,000  | 12.50%      | 118,667          | 115,500        | 125,000        | 0              | 0            |
| \$150,001 - \$200,000  | 12.50%      | 185,667          | 160,000        | 198,500        | 0              | 0            |
| \$200,001 - \$275,000  | 29.17%      | 240,143          | 0              | 252,125        | 224,167        | 0            |
| \$275,001 - \$350,000  | 12.50%      | 298,167          | 0              | 302,250        | 290,000        | 0            |
| \$350,001 - \$525,000  | 12.50%      | 428,333          | 0              | 428,333        | 0              | 0            |
| \$525,001 and up   | 12.50%      | 565,000          | 0              | 565,000        | 0              | 0            |
| <b>Average Sold Price</b>                                    |             | <b>275,146</b>   | <b>105,200</b> | <b>341,000</b> | <b>240,625</b> | <b>0</b>     |
| <b>Total Closed Units</b>                                    | <b>100%</b> | <b>275,146</b>   | <b>5</b>       | <b>15</b>      | <b>4</b>       | <b>0</b>     |
| <b>Total Closed Volume</b>                                   |             | <b>6,603,500</b> | <b>526.00K</b> | <b>5.12M</b>   | <b>962.50K</b> | <b>0.00B</b> |

# May 2022



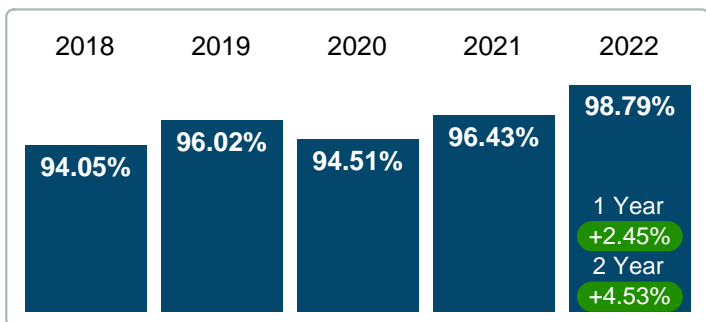
Area Delimited by County Of McIntosh - Residential Property Type



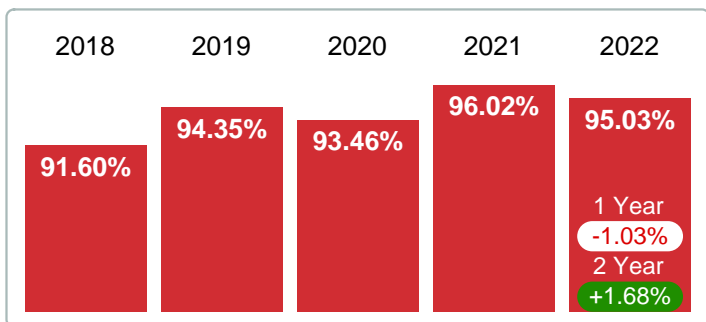
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

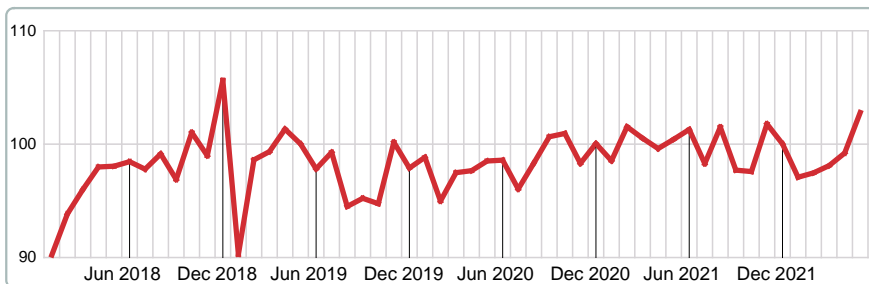
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

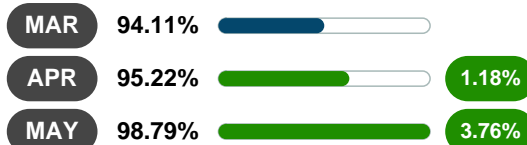


### 3 MONTHS

5 year MAY AVG = 95.96%

High Dec 2018 101.62% Low Jan 2018 86.22%

Average Sold/List Ratio this month at **98.79%**  
above the 5 yr MAY average of **95.96%**



## 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 | 8.33%     | 90.00%  | 90.00%   | 0.00%   | 0.00%   | 0.00%   |
| \$100,001 - \$150,000                          | 3 | 12.50%    | 91.76%  | 98.45%   | 78.37%  | 0.00%   | 0.00%   |
| \$150,001 - \$200,000                          | 3 | 12.50%    | 90.84%  | 89.39%   | 91.57%  | 0.00%   | 0.00%   |
| \$200,001 - \$275,000                          | 7 | 29.17%    | 96.46%  | 0.00%    | 97.30%  | 95.35%  | 0.00%   |
| \$275,001 - \$350,000                          | 3 | 12.50%    | 97.64%  | 0.00%    | 96.46%  | 100.00% | 0.00%   |
| \$350,001 - \$525,000                          | 3 | 12.50%    | 130.54% | 0.00%    | 130.54% | 0.00%   | 0.00%   |
| \$525,001 and up                               | 3 | 12.50%    | 94.47%  | 0.00%    | 94.47%  | 0.00%   | 0.00%   |
| Average Sold/List Ratio                        |   | 98.80%    |         | 93.26%   | 101.25% | 96.51%  | 0.00%   |
| Total Closed Units                             |   | 24        | 100%    | 5        | 15      | 4       |         |
| Total Closed Volume                            |   | 6,603,500 |         | 526.00K  | 5.12M   | 962.50K | 0.00B   |

# May 2022



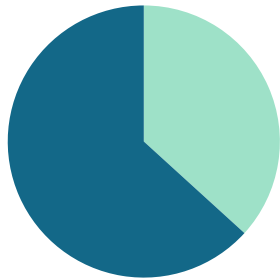
Area Delimited by County Of McIntosh - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

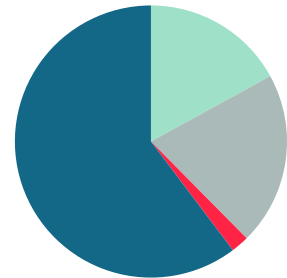


**Inventory**  
 New Listings  
**43 = 36.75%**  
 Start Inventory  
**74**  
 Total Inventory Units  
**117**  
 Volume  
**\$34,799,344**

### Market Activity

Closed Sales  
**24 = 17.02%**  
 Pending Sales  
**29 = 20.57%**  
 Other Off Market  
**3 = 2.13%**  
 Active Inventory  
**85 = 60.28%**

### MARKET ACTIVITY



| Compared Metrics                               | May     |         |         | Year to Date |         |         |
|--|---------|---------|---------|--------------|---------|---------|
|  | 2021    | 2022    | +/-%    | 2021         | 2022    | +/-%    |
| Closed Sales                                   | 31      | 24      | -22.58% | 123          | 105     | -14.63% |
| Pending Sales                                  | 27      | 29      | 7.41%   | 137          | 123     | -10.22% |
| New Listings                                   | 42      | 43      | 2.38%   | 167          | 174     | 4.19%   |
| Average List Price                             | 207,782 | 279,096 | 34.32%  | 196,766      | 241,610 | 22.79%  |
| Average Sale Price                             | 201,336 | 275,146 | 36.66%  | 190,469      | 233,198 | 22.43%  |
| Average Percent of Selling Price to List Price | 96.43%  | 98.79%  | 2.45%   | 96.02%       | 95.03%  | -1.03%  |
| Average Days on Market to Sale                 | 51.61   | 55.38   | 7.29%   | 48.37        | 52.41   | 8.34%   |
| Monthly Inventory                              | 60      | 85      | 41.67%  | 60           | 85      | 41.67%  |
| Months Supply of Inventory                     | 2.42    | 3.59    | 48.65%  | 2.42         | 3.59    | 48.65%  |

**Absorption:** Last 12 months, an Average of **24** Sales/Month

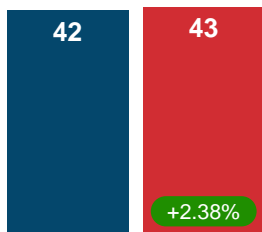
**Inventory** on May 31, 2022 = **85**

**2021** **2022**

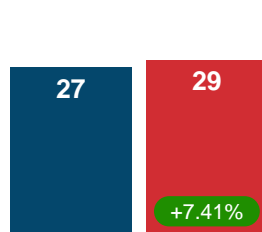
### MAY MARKET

### AVERAGE PRICES

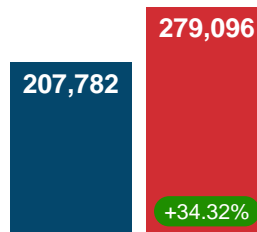
#### New Listings



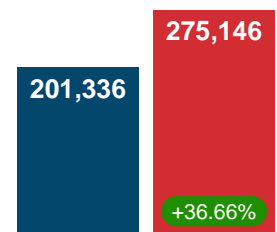
#### Pending Listings



#### List Price



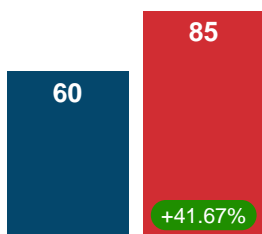
#### Sale Price



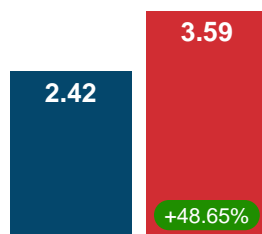
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

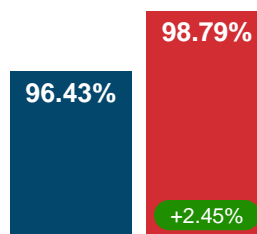
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

