

May 2022



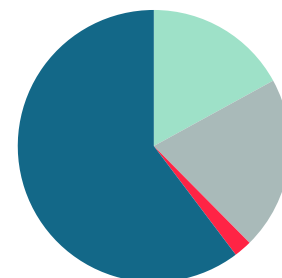
Area Delimited by County Of McIntosh - Residential Property Type



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%
Median List Price	143,000	240,700	68.32%
Median Sale Price	148,000	240,750	62.67%
Median Percent of Selling Price to List Price	100.00%	96.00%	-4.00%
Median Days on Market to Sale	10.00	18.50	85.00%
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.

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 **62.67%** in May 2022 to \$240,750 versus the previous year at \$148,000.

Median Days on Market Lengthens

The median number of **18.50** days that homes spent on the market before selling increased by 8.50 days or **85.00%** in May 2022 compared to last year's same month at **10.00** DOM.

Sales Success for May 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 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

May 2022



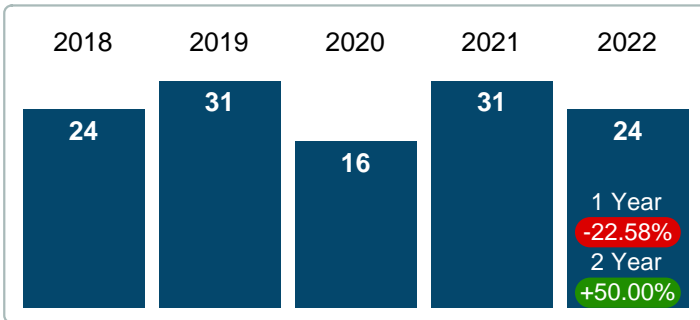
Area Delimited by County Of McIntosh - Residential Property Type



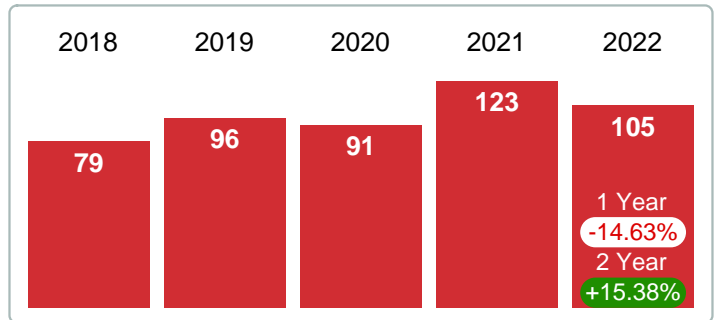
CLOSED LISTINGS

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

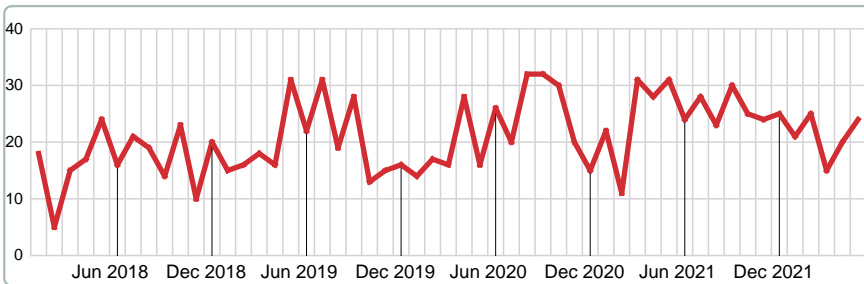
MAY



YEAR TO DATE (YTD)

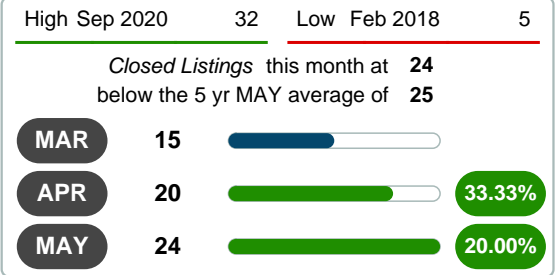


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 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	8.33%	23.5	2	0	0	0
\$100,001 - \$150,000	3	12.50%	8.0	2	1	0	0
\$150,001 - \$200,000	3	12.50%	19.0	1	2	0	0
\$200,001 - \$275,000	7	29.17%	17.0	0	4	3	0
\$275,001 - \$350,000	3	12.50%	9.0	0	2	1	0
\$350,001 - \$525,000	3	12.50%	18.0	0	3	0	0
\$525,001 and up	3	12.50%	112.0	0	3	0	0
Total Closed Units	24			5	15	4	0
Total Closed Volume	6,603,500	100%	18.5	526.00K	5.12M	962.50K	0.00B
Median Closed Price	\$240,750			\$111,000	\$289,500	\$228,250	\$0

May 2022



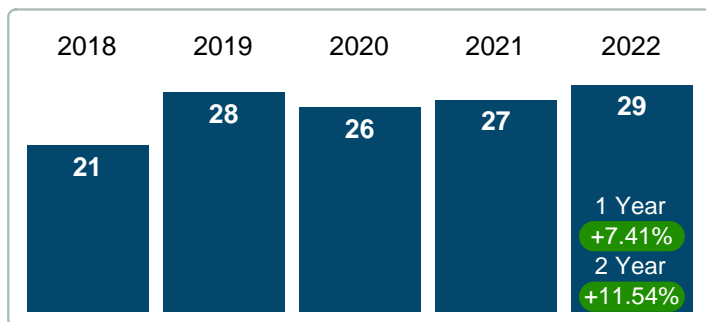
Area Delimited by County Of McIntosh - Residential Property Type



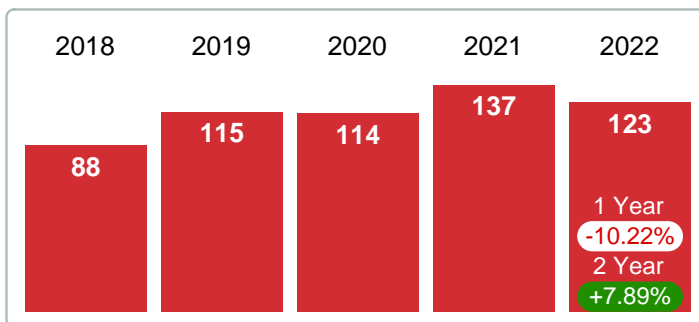
PENDING LISTINGS

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

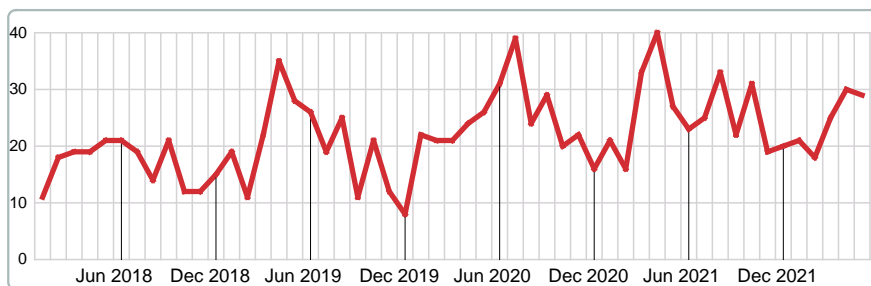
MAY



YEAR TO DATE (YTD)

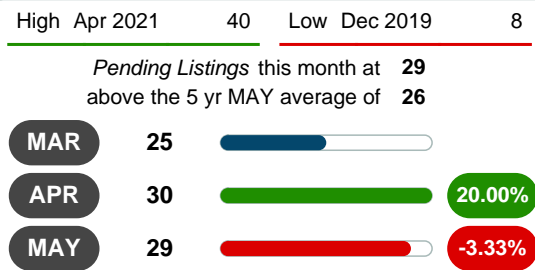


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 26



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	15.0	2	3	1	0
\$125,001 - \$175,000	3	10.34%	16.0	1	2	0	0
\$175,001 - \$250,000	8	27.59%	16.0	2	3	3	0
\$250,001 - \$300,000	3	10.34%	34.0	0	3	0	0
\$300,001 - \$550,000	5	17.24%	11.0	2	1	1	1
\$550,001 and up	2	6.90%	77.0	0	0	0	2
Total Pending Units	29			9	12	5	3
Total Pending Volume	7,498,195	100%	15.0	1.69M	2.78M	1.16M	1.86M
Median Listing Price	\$225,000			\$175,000	\$245,000	\$225,000	\$699,000

May 2022



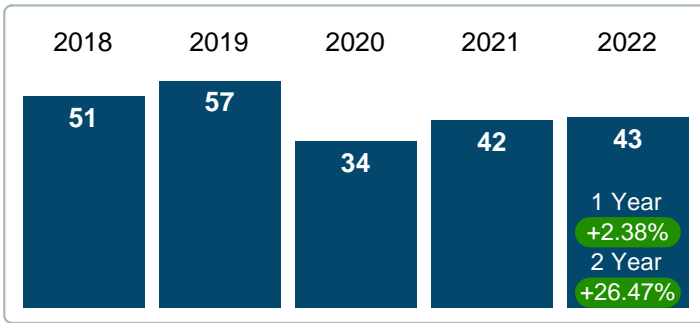
Area Delimited by County Of McIntosh - Residential Property Type



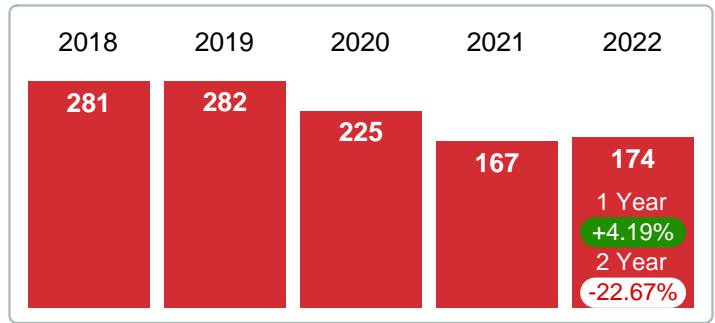
NEW LISTINGS

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

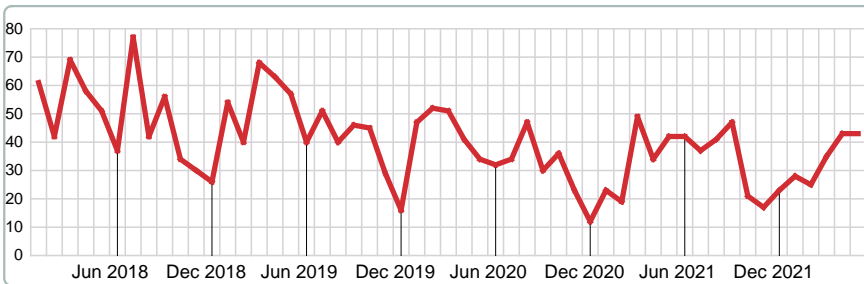
MAY



YEAR TO DATE (YTD)

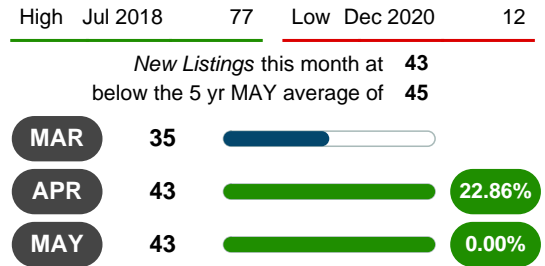


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 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
Total New Listed Units	43		9	22	10	2
Total New Listed Volume	13,867,299	100%	1.31M	7.63M	3.86M	1.07M
Median New Listed Listing Price	\$279,900		\$150,000	\$324,750	\$349,500	\$532,500

May 2022



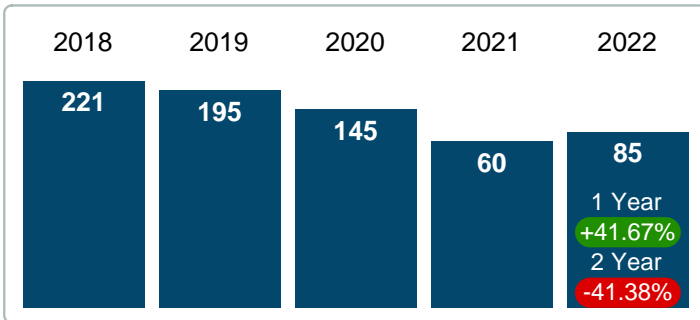
Area Delimited by County Of McIntosh - Residential Property Type



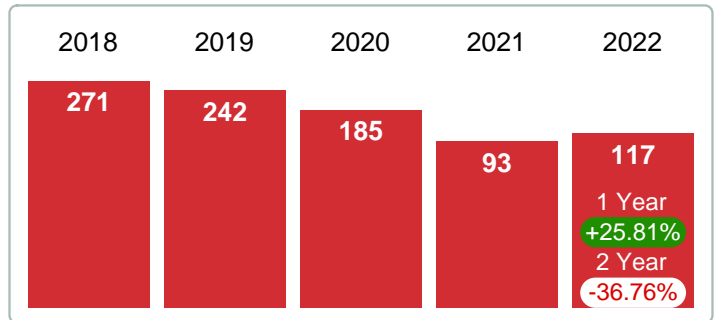
ACTIVE INVENTORY

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

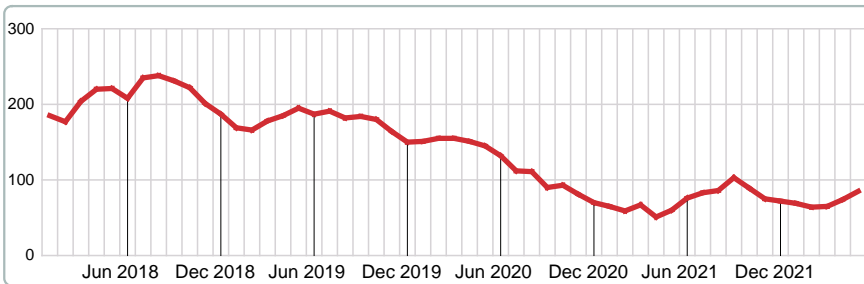
END OF MAY



ACTIVE DURING MAY

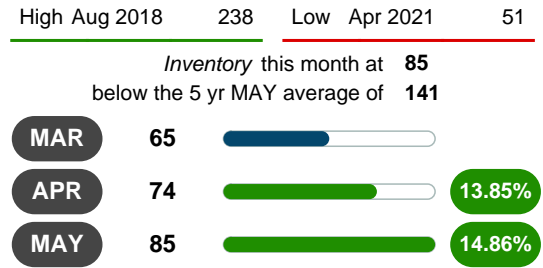


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 141



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	7.06%	77.5	3	3	0	0
\$75,001 - \$125,000	10	11.76%	56.5	4	3	3	0
\$125,001 - \$200,000	11	12.94%	54.0	3	8	0	0
\$200,001 - \$325,000	25	29.41%	47.0	2	18	5	0
\$325,001 - \$425,000	14	16.47%	31.5	1	8	4	1
\$425,001 - \$575,000	10	11.76%	41.5	1	4	5	0
\$575,001 and up	9	10.59%	40.0	0	2	4	3
Total Active Inventory by Units	85			14	46	21	4
Total Active Inventory by Volume	26,570,149	100%	50.0	2.31M	13.09M	8.23M	2.94M
Median Active Inventory Listing Price	\$269,000			\$136,400	\$267,000	\$379,000	\$697,500

May 2022



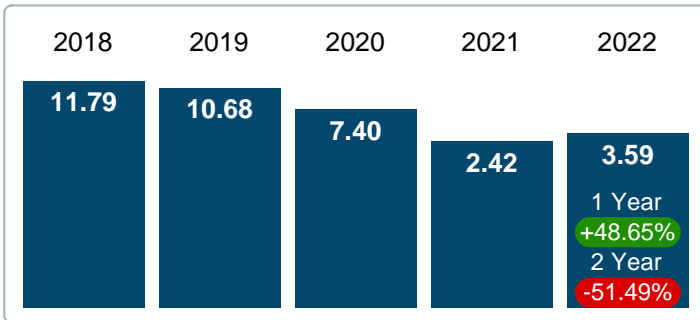
Area Delimited by County Of McIntosh - Residential Property Type



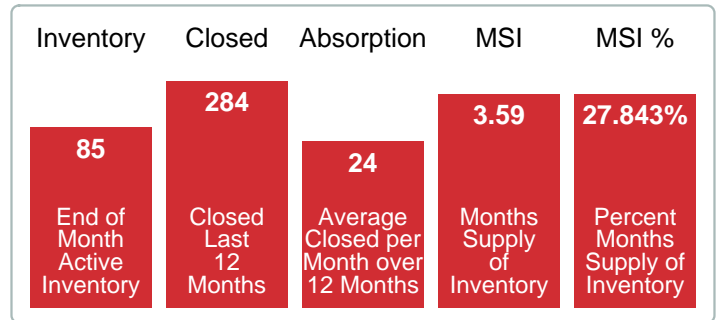
MONTHS SUPPLY of INVENTORY (MSI)

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

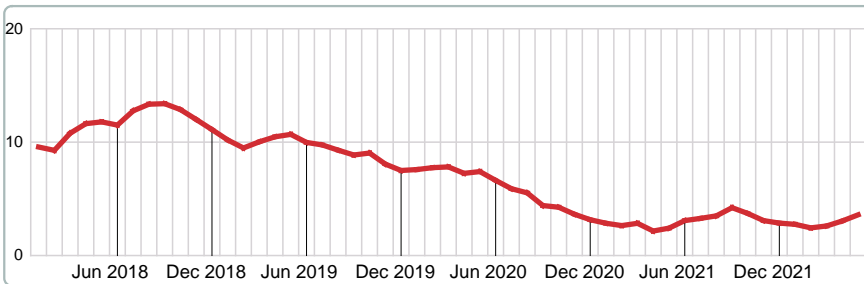
MSI FOR MAY



INDICATORS FOR MAY 2022

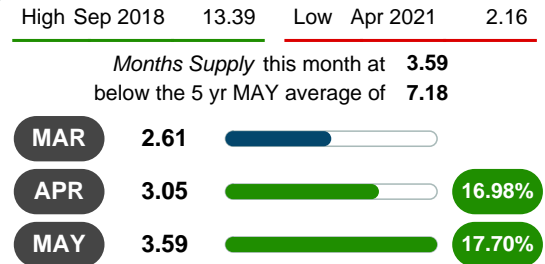


5 YEAR MARKET ACTIVITY TRENDS



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	2.37	3.37	6.30	5.33
Total Active Inventory by Units		100%	3.59	14	46	21	4

May 2022



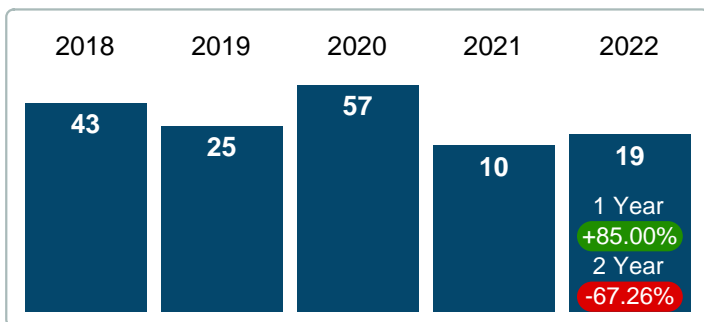
Area Delimited by County Of McIntosh - Residential Property Type



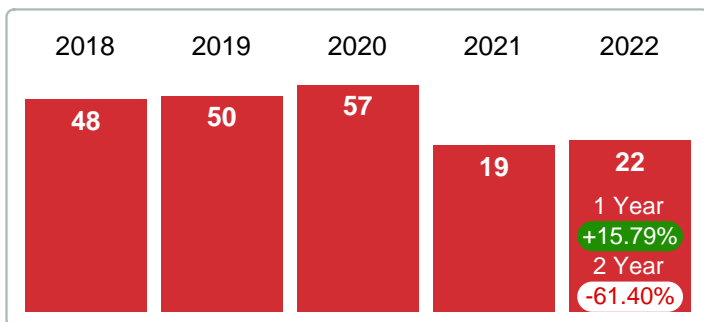
MEDIAN DAYS ON MARKET TO SALE

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

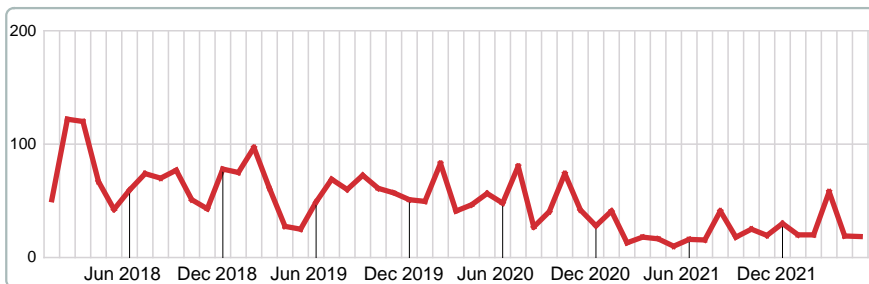
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

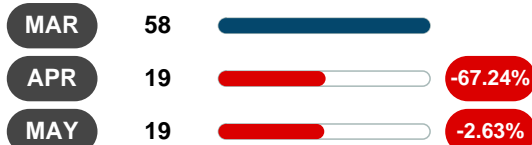


3 MONTHS

5 year MAY AVG = 31

High Feb 2018 122 Low May 2021 10

Median Days on Market to Sale this month at 19 below the 5 yr MAY average of 31



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	8.33%	24	24	0	0	0
\$100,001 - \$150,000	12.50%	8	6	70	0	0
\$150,001 - \$200,000	12.50%	19	41	17	0	0
\$200,001 - \$275,000	29.17%	17	0	27	17	0
\$275,001 - \$350,000	12.50%	9	0	68	2	0
\$350,001 - \$525,000	12.50%	18	0	18	0	0
\$525,001 and up	12.50%	112	0	112	0	0
Median Closed DOM		19	8	45	10	0
Total Closed Units	100%	24	5	15	4	
Total Closed Volume		6,603,500	526.00K	5.12M	962.50K	0.00B

May 2022



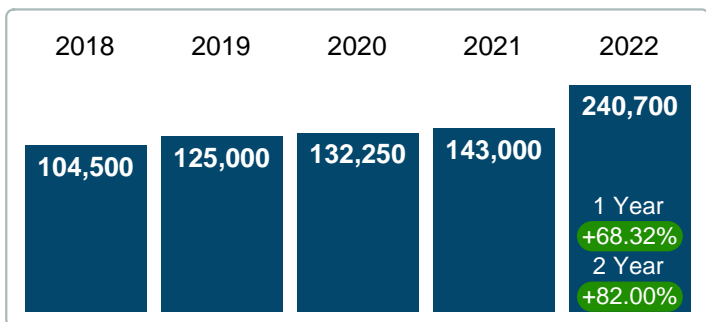
Area Delimited by County Of McIntosh - Residential Property Type



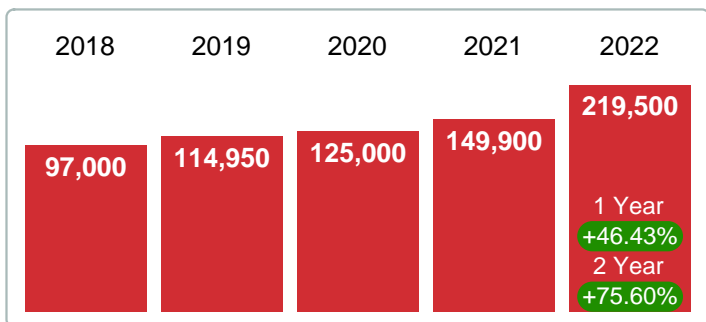
MEDIAN LIST PRICE AT CLOSING

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

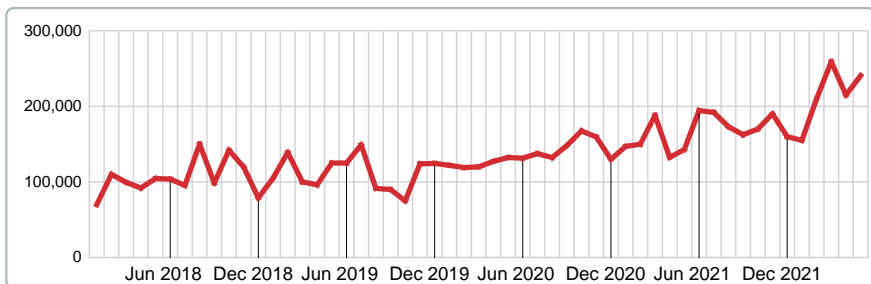
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 149,090

High Mar 2022 259,000 Low Jan 2018 70,000

Median List Price at Closing this month at **240,700**
above the 5 yr MAY average of **149,090**

- MAR 259,000
- APR 215,000 (-16.99%)
- MAY 240,700 (11.95%)

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	2	8.33%	76,250	76,250	0	0	0
\$100,001 - \$150,000	2	8.33%	117,500	117,500	0	0	0
\$150,001 - \$200,000	2	8.33%	169,250	179,000	159,500	0	0
\$200,001 - \$275,000	8	33.33%	227,450	0	225,000	231,500	0
\$275,001 - \$350,000	5	20.83%	290,000	0	289,750	290,000	0
\$350,001 - \$525,000	2	8.33%	425,000	0	425,000	0	0
\$525,001 and up	3	12.50%	599,000	0	599,000	0	0
Median List Price			240,700	110,000	289,500	240,700	0
Total Closed Units		100%	240,700	5	15	4	
Total Closed Volume			6,698,300	566.50K	5.14M	996.40K	0.00B

May 2022



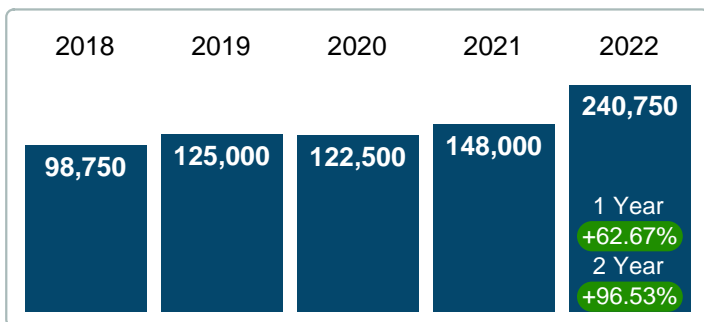
Area Delimited by County Of McIntosh - Residential Property Type



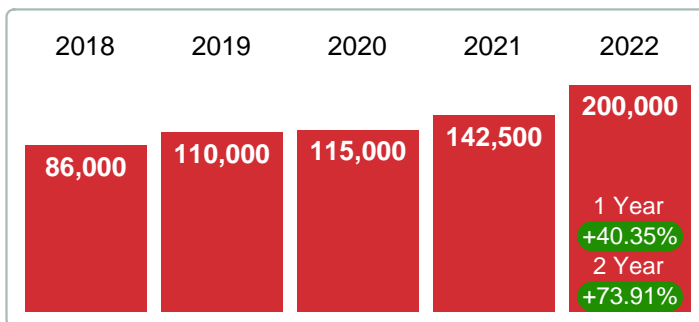
MEDIAN SOLD PRICE AT CLOSING

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

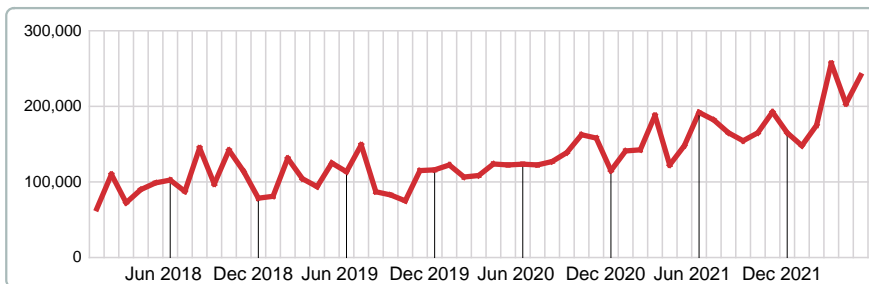
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 147,000

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

Median Sold Price at Closing this month at **240,750**
above the 5 yr MAY average of **147,000**

- MAR 257,000
- APR 203,500 (-20.82%)
- MAY 240,750 (18.30%)

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	8.33%	67,500	67,500	0	0	0
\$100,001 - \$150,000	12.50%	120,000	115,500	125,000	0	0
\$150,001 - \$200,000	12.50%	197,000	160,000	198,500	0	0
\$200,001 - \$275,000	29.17%	231,500	0	258,500	225,000	0
\$275,001 - \$350,000	12.50%	290,000	0	302,250	290,000	0
\$350,001 - \$525,000	12.50%	450,000	0	450,000	0	0
\$525,001 and up	12.50%	550,000	0	550,000	0	0
Median Sold Price		240,750	111,000	289,500	228,250	0
Total Closed Units		24	5	15	4	0
Total Closed Volume		6,603,500	526.00K	5.12M	962.50K	0.00B

May 2022



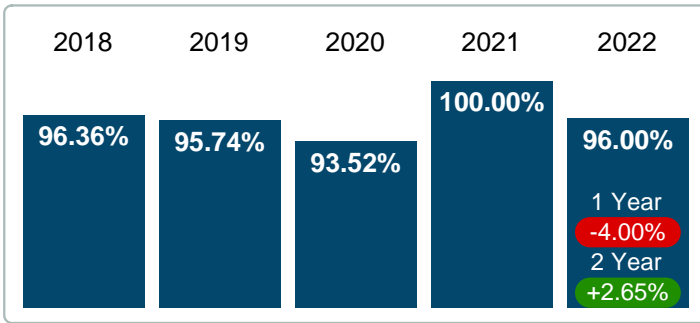
Area Delimited by County Of McIntosh - Residential Property Type



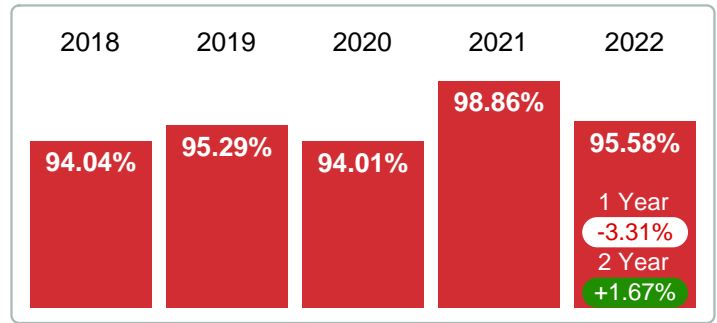
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

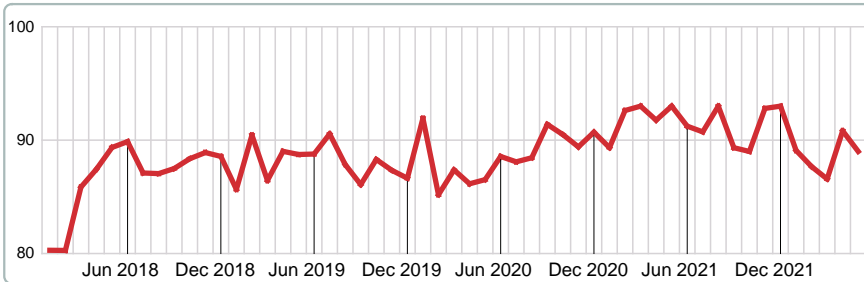
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

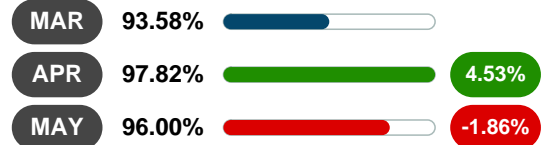


3 MONTHS

5 year MAY AVG = 96.32%

High Dec 2021 100.00% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **96.00%**
 equal to 5 yr MAY average of **96.32%**



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	8.33%	90.00%	90.00%	0.00%	0.00%	0.00%	
\$100,001 - \$150,000	3	12.50%	96.00%	98.45%	78.37%	0.00%	0.00%	
\$150,001 - \$200,000	3	12.50%	89.39%	89.39%	91.57%	0.00%	0.00%	
\$200,001 - \$275,000	7	29.17%	97.14%	0.00%	98.57%	96.00%	0.00%	
\$275,001 - \$350,000	3	12.50%	100.00%	0.00%	96.46%	100.00%	0.00%	
\$350,001 - \$525,000	3	12.50%	101.08%	0.00%	101.08%	0.00%	0.00%	
\$525,001 and up	3	12.50%	92.44%	0.00%	92.44%	0.00%	0.00%	
Median Sold/List Ratio		96.00%		96.00%	94.81%	98.00%	0.00%	
Total Closed Units		24	100%	96.00%	5	15	4	
Total Closed Volume		6,603,500			526.00K	5.12M	962.50K	0.00B

May 2022



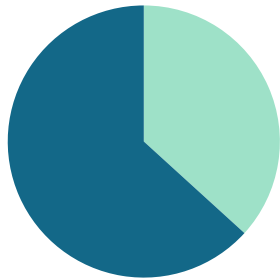
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

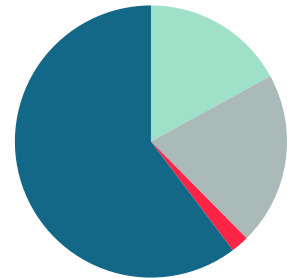


Inventory
 New Listings
43 = 36.75%
 Start Inventory
74
 Total Inventory Units
117
 Volume
\$34,799,344

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%
Median List Price	143,000	240,700	68.32%	149,900	219,500	46.43%
Median Sale Price	148,000	240,750	62.67%	142,500	200,000	40.35%
Median Percent of Selling Price to List Price	100.00%	96.00%	-4.00%	98.86%	95.58%	-3.31%
Median Days on Market to Sale	10.00	18.50	85.00%	19.00	22.00	15.79%
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

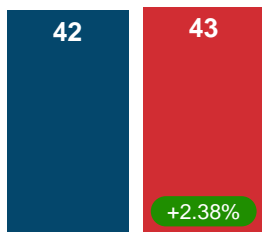
Inventory on May 31, 2022 = **85**

2021 **2022**

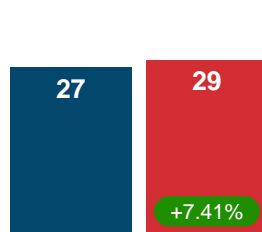
MAY MARKET

MEDIAN PRICES

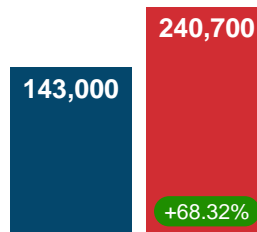
New Listings



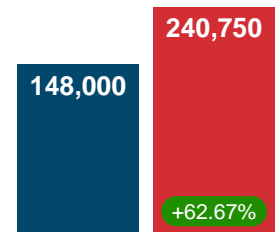
Pending Listings



List Price



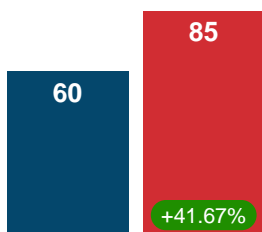
Sale Price



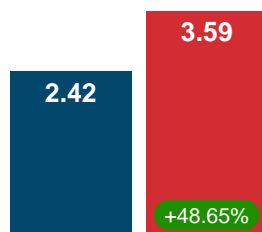
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

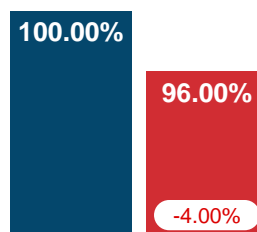
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

