

October 2022



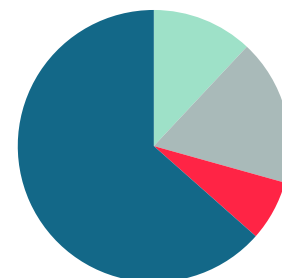
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	October 2022	+/-%
Closed Listings	25	20	-20.00%
Pending Listings	31	29	-6.45%
New Listings	21	30	42.86%
Average List Price	205,576	229,160	11.47%
Average Sale Price	194,686	214,238	10.04%
Average Percent of Selling Price to List Price	93.58%	92.84%	-0.79%
Average Days on Market to Sale	39.48	43.80	10.94%
End of Month Inventory	89	106	19.10%
Months Supply of Inventory	3.71	4.40	18.69%



■ Closed (11.98%)
■ Pending (17.37%)
■ Other OffMarket (7.19%)
■ Active (63.47%)

Absorption: Last 12 months, an Average of **24** Sales/Month
Active Inventory as of October 31, 2022 = **106**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2022 rose **19.10%** to 106 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 **4.40** 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 **10.04%** in October 2022 to \$214,238 versus the previous year at \$194,686.

Average Days on Market Lengthens

The average number of **43.80** days that homes spent on the market before selling increased by 4.32 days or **10.94%** in October 2022 compared to last year's same month at **39.48** DOM.

Sales Success for October 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 30 New Listings in October 2022, up **42.86%** from last year at 21. Furthermore, there were 20 Closed Listings this month versus last year at 25, a **-20.00%** decrease.

Closed versus Listed trends yielded a **66.7%** ratio, down from previous year's, October 2021, at **119.0%**, a **44.00%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

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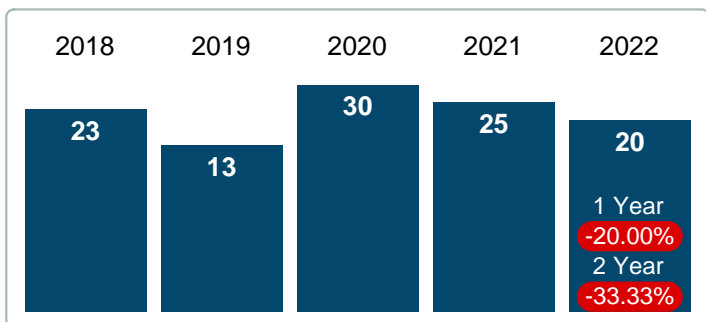
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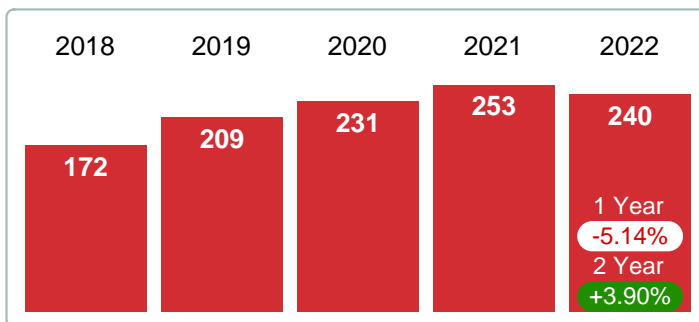
CLOSED LISTINGS

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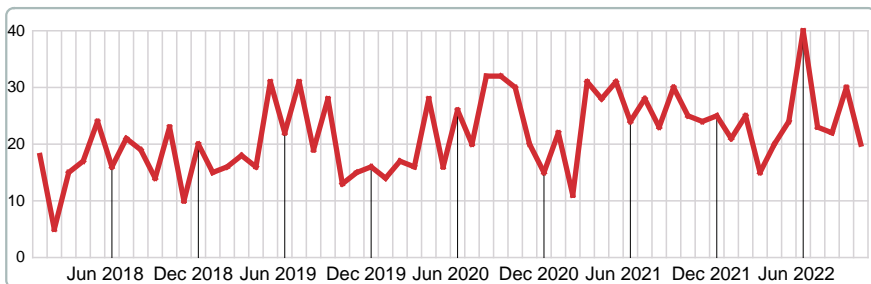
OCTOBER



YEAR TO DATE (YTD)

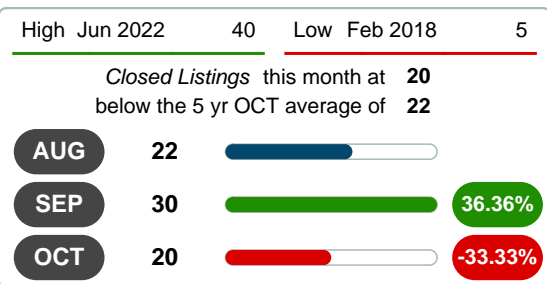


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 22



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	10.00%	31.5	0	2	0	0
\$75,001 - \$75,000	0	0.00%	0.0	0	0	0	0
\$75,001 - \$125,000	5	25.00%	30.2	0	5	0	0
\$125,001 - \$200,000	5	25.00%	24.0	2	3	0	0
\$200,001 - \$300,000	3	15.00%	90.3	0	1	2	0
\$300,001 - \$450,000	3	15.00%	65.7	0	1	2	0
\$450,001 and up	2	10.00%	37.0	0	1	1	0
Total Closed Units	20			2	13	5	0
Total Closed Volume	4,284,750	100%	43.8	310.00K	2.12M	1.85M	0.00B
Average Closed Price	\$214,238			\$155,000	\$163,308	\$370,350	\$0

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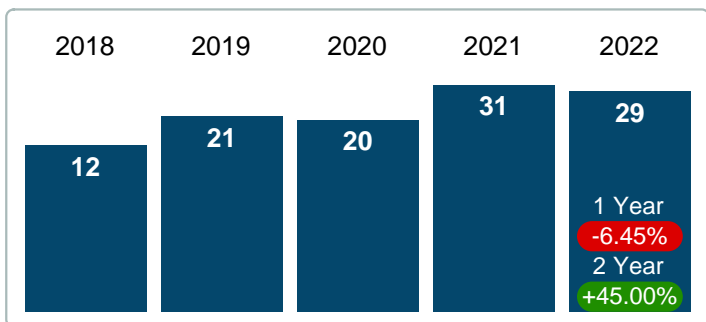
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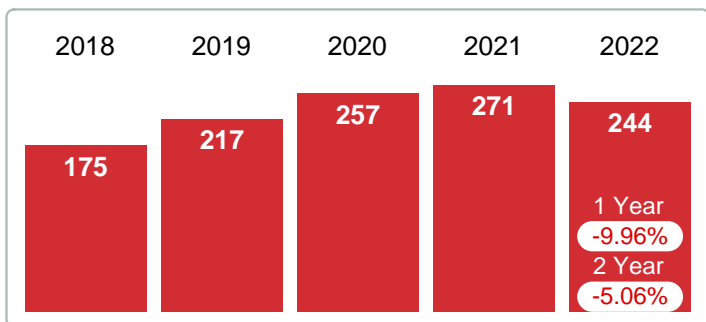
PENDING LISTINGS

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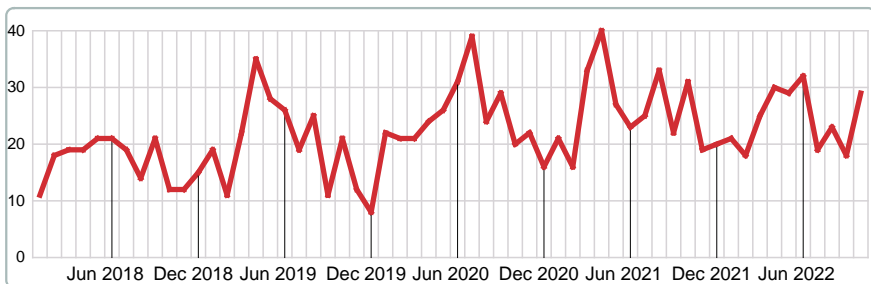
OCTOBER



YEAR TO DATE (YTD)

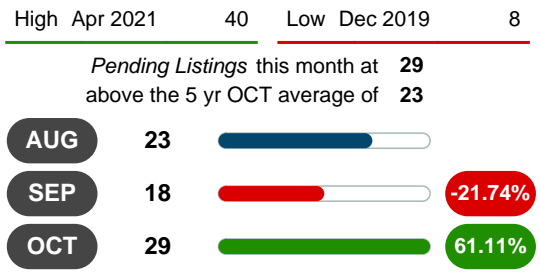


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 23



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	2	6.90%	139.5	2	0	0	0
\$25,001 - \$100,000	3	10.34%	25.0	1	2	0	0
\$100,001 - \$125,000	3	10.34%	67.0	1	2	0	0
\$125,001 - \$225,000	10	34.48%	61.1	5	5	0	0
\$225,001 - \$275,000	4	13.79%	124.8	0	3	0	1
\$275,001 - \$525,000	4	13.79%	64.8	0	2	2	0
\$525,001 and up	3	10.34%	57.3	0	1	2	0
Total Pending Units	29			9	15	4	1
Total Pending Volume	6,313,299	100%	72.6	949.60K	3.28M	1.85M	229.50K
Average Listing Price	\$215,122			\$105,511	\$218,880	\$462,750	\$229,500

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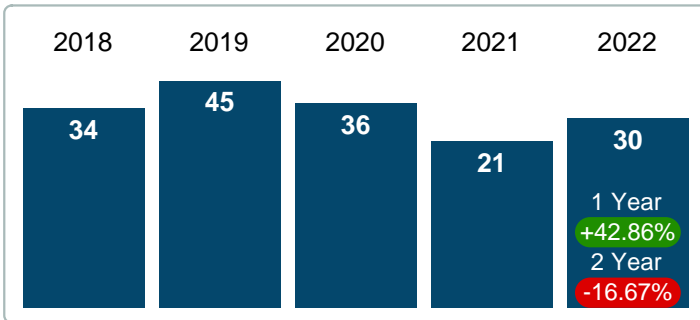
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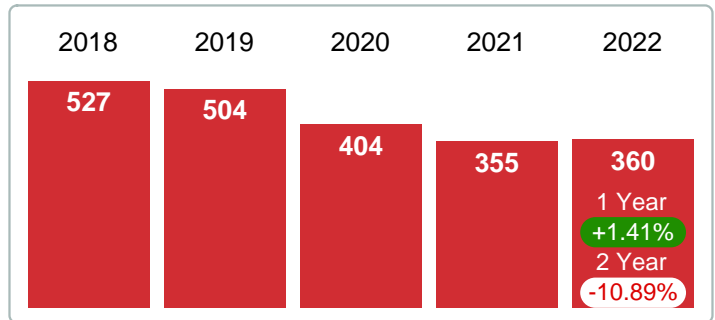
NEW LISTINGS

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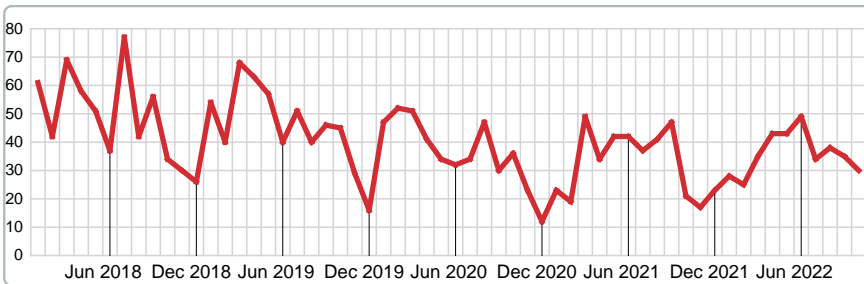
OCTOBER



YEAR TO DATE (YTD)

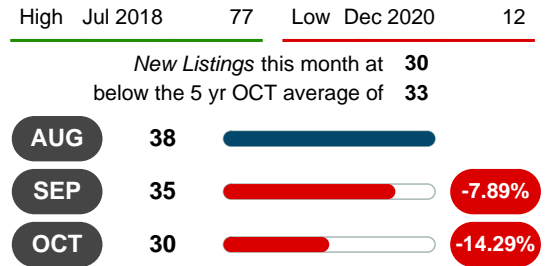


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 33



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	6.67%	1	1	0	0
\$50,001 - \$75,000	2	6.67%	0	1	1	0
\$75,001 - \$125,000	5	16.67%	2	3	0	0
\$125,001 - \$225,000	8	26.67%	3	4	1	0
\$225,001 - \$325,000	7	23.33%	1	5	0	1
\$325,001 - \$475,000	3	10.00%	0	3	0	0
\$475,001 and up	3	10.00%	0	1	1	1
Total New Listed Units	30		7	18	3	2
Total New Listed Volume	6,931,200	100%	859.30K	4.28M	776.70K	1.02M
Average New Listed Listing Price	\$165,481		\$122,757	\$237,517	\$258,900	\$509,950

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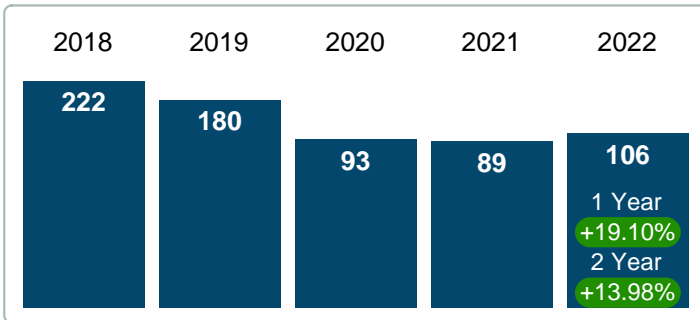
Area Delimited by County Of McIntosh - Residential Property Type



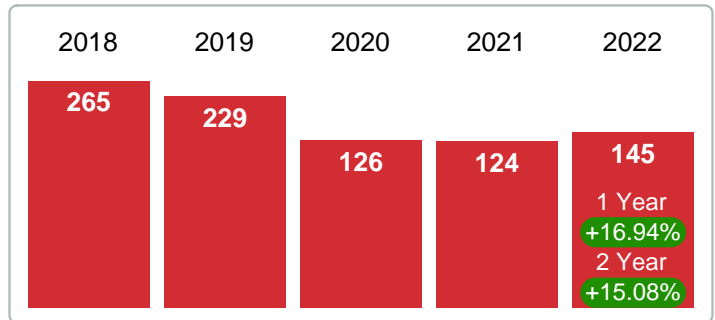
ACTIVE INVENTORY

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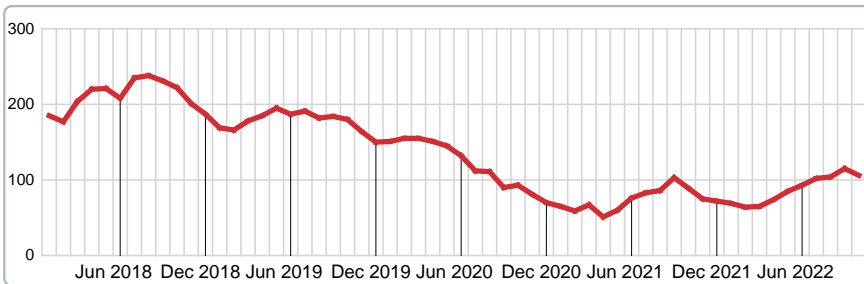
END OF OCTOBER



ACTIVE DURING OCTOBER

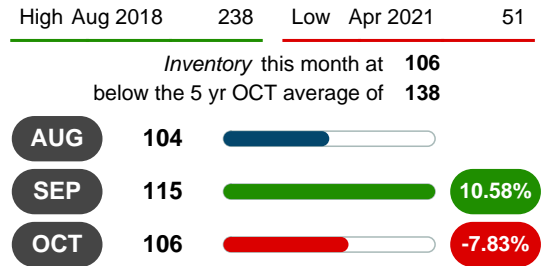


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 138



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	11	10.38%	88.2	6	4	1	0
\$75,001 - \$125,000	9	8.49%	40.6	5	4	0	0
\$125,001 - \$175,000	13	12.26%	60.2	3	9	1	0
\$175,001 - \$325,000	33	31.13%	77.3	7	19	6	1
\$325,001 - \$450,000	17	16.04%	85.4	1	11	4	1
\$450,001 - \$600,000	13	12.26%	79.2	1	6	5	1
\$600,001 and up	10	9.43%	100.2	1	3	2	4
Total Active Inventory by Units	106			24	56	19	7
Total Active Inventory by Volume	35,053,339	100%	76.9	5.58M	17.36M	7.72M	4.39M
Average Active Inventory Listing Price	\$330,692			\$232,367	\$309,995	\$406,526	\$627,543

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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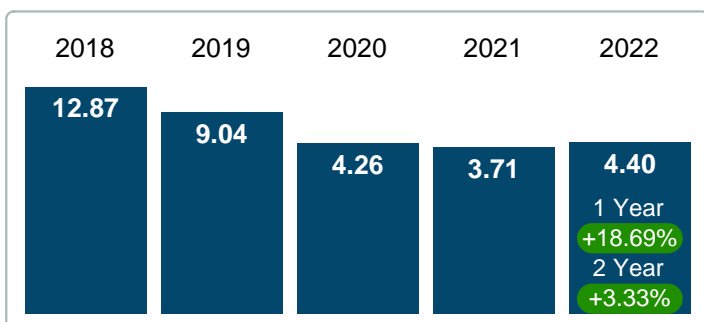
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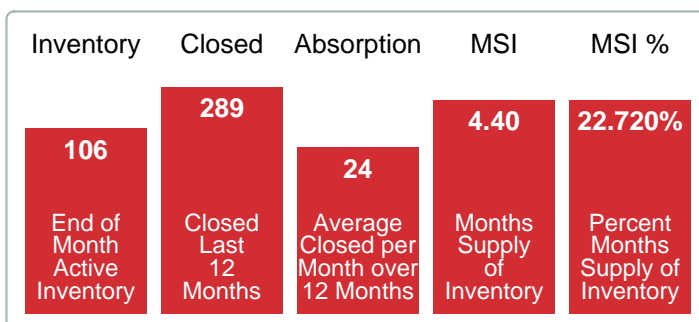
MONTHS SUPPLY of INVENTORY (MSI)

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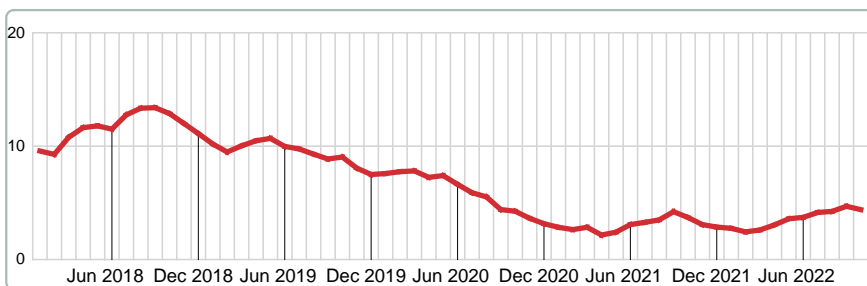
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2022

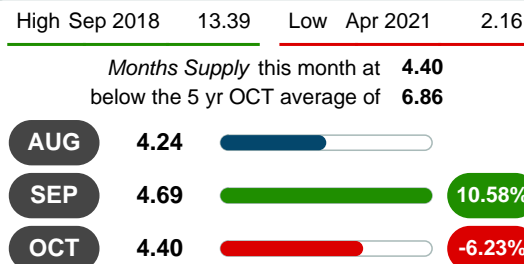


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 6.86



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	11	10.38%	4.26	3.79	4.80	6.00	0.00
\$75,001 - \$125,000	9	8.49%	2.25	3.53	1.78	0.00	0.00
\$125,001 - \$175,000	13	12.26%	2.79	1.80	3.48	2.40	0.00
\$175,001 - \$325,000	33	31.13%	4.13	5.60	3.62	4.50	6.00
\$325,001 - \$450,000	17	16.04%	6.00	6.00	6.60	4.36	12.00
\$450,001 - \$600,000	13	12.26%	9.18	12.00	6.00	15.00	0.00
\$600,001 and up	10	9.43%	17.14	0.00	18.00	12.00	16.00
Market Supply of Inventory (MSI)			4.40	3.89	4.07	5.18	14.00
Total Active Inventory by Units		100%	4.40	24	56	19	7

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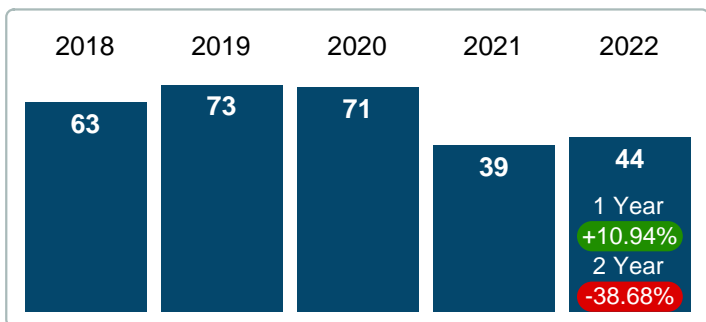
Area Delimited by County Of McIntosh - Residential Property Type



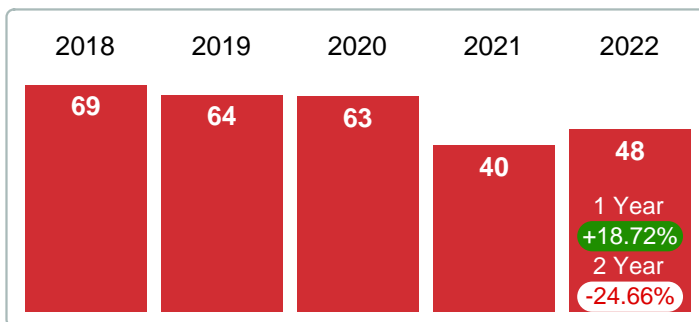
AVERAGE DAYS ON MARKET TO SALE

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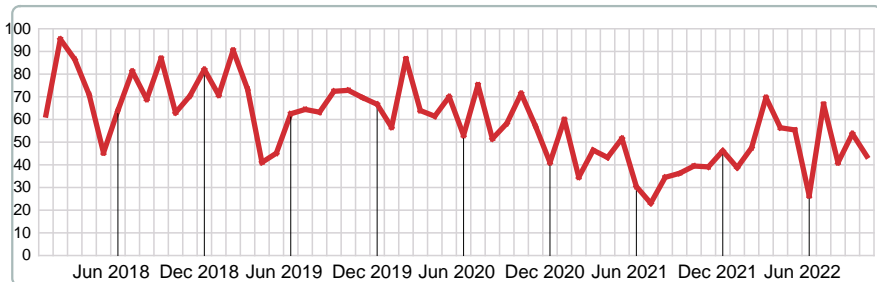
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

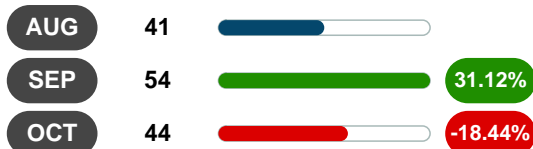


3 MONTHS

5 year OCT AVG = 58

High Feb 2018 95 Low Jul 2021 23

Average Days on Market to Sale this month at 44 below the 5 yr OCT average of 58



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
\$75,000 and less	10.00%	32	0	32	0	0
\$75,001 - \$75,000	0.00%	0	0	0	0	0
\$75,001 - \$125,000	25.00%	30	0	30	0	0
\$125,001 - \$200,000	25.00%	24	10	33	0	0
\$200,001 - \$300,000	15.00%	90	0	138	67	0
\$300,001 - \$450,000	15.00%	66	0	106	46	0
\$450,001 and up	10.00%	37	0	46	28	0
Average Closed DOM		44	10	46	50	0
Total Closed Units	100%	44	2	13	5	0
Total Closed Volume		4,284,750	310.00K	2.12M	1.85M	0.00B

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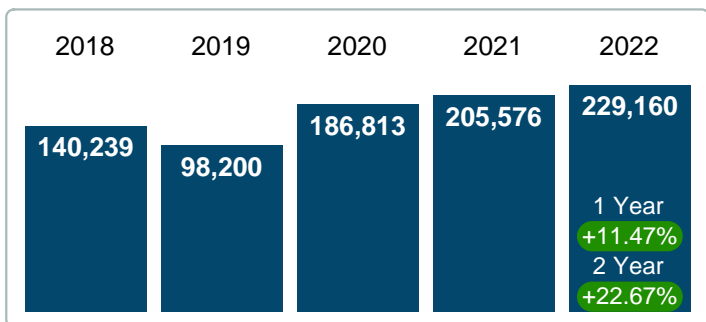
Area Delimited by County Of McIntosh - Residential Property Type



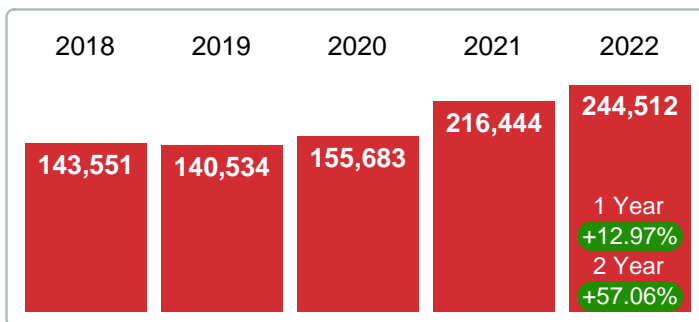
AVERAGE LIST PRICE AT CLOSING

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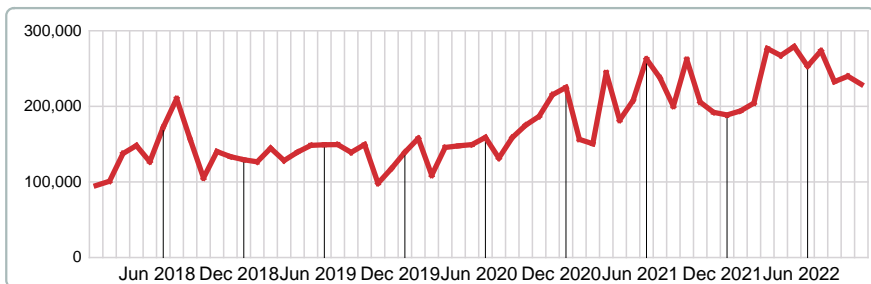
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

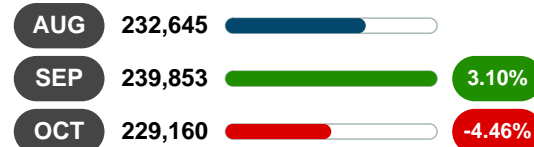


3 MONTHS

5 year OCT AVG = 171,998

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

Average List Price at Closing this month at **229,160** above the 5 yr OCT average of **171,998**



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
\$75,000 and less	10.00%	64,950	0	64,950	0	0
\$75,001 - \$75,000	0.00%	0	0	0	0	0
\$75,001 - \$125,000	25.00%	103,880	0	103,880	0	0
\$125,001 - \$200,000	25.00%	171,380	166,500	174,633	0	0
\$200,001 - \$300,000	15.00%	236,667	0	250,000	230,000	0
\$300,001 - \$450,000	15.00%	368,666	0	399,999	353,000	0
\$450,001 and up	10.00%	630,506	0	499,900	761,111	0
Average List Price		229,160	166,500	178,700	385,422	0
Total Closed Units	100%	229,160	2	13	5	0
Total Closed Volume		4,583,209	333.00K	2.32M	1.93M	0.00B

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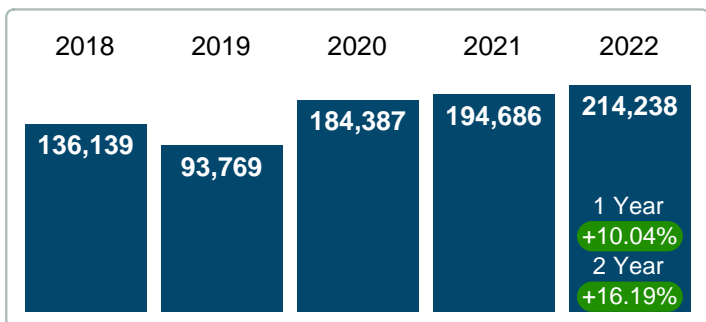
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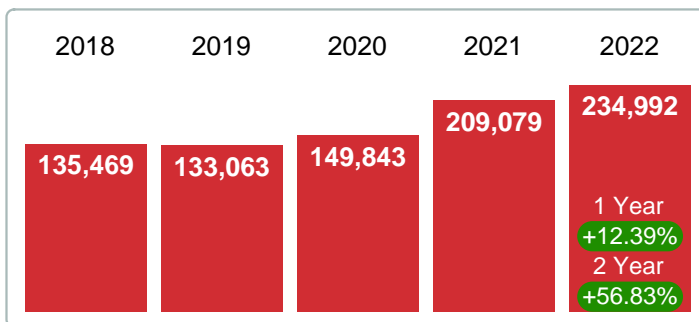
AVERAGE SOLD PRICE AT CLOSING

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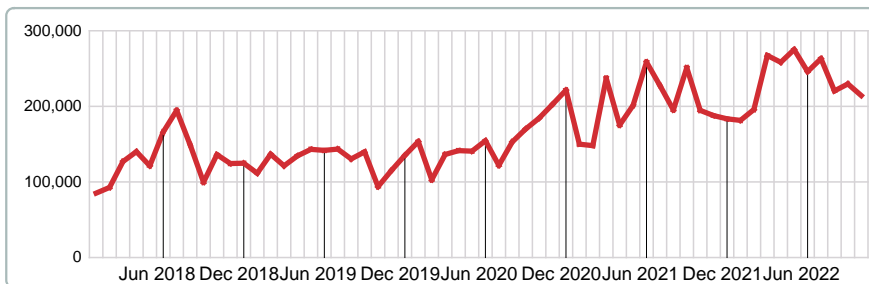
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

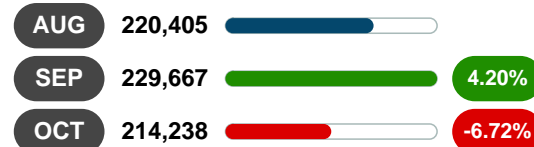


3 MONTHS

5 year OCT AVG = 164,644

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

Average Sold Price at Closing this month at 214,238 above the 5 yr OCT average of 164,644



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
\$75,000 and less	10.00%	56,000	0	56,000	0	0
\$75,001 - \$75,000	0.00%	0	0	0	0	0
\$75,001 - \$125,000	25.00%	99,700	0	99,700	0	0
\$125,001 - \$200,000	25.00%	155,000	155,000	155,000	0	0
\$200,001 - \$300,000	15.00%	222,250	0	220,000	223,375	0
\$300,001 - \$450,000	15.00%	340,833	0	367,500	327,500	0
\$450,001 and up	10.00%	605,000	0	460,000	750,000	0
Average Sold Price		214,238	155,000	163,308	370,350	0
Total Closed Units	100%	214,238	2	13	5	0
Total Closed Volume		4,284,750	310.00K	2.12M	1.85M	0.00B

October 2022



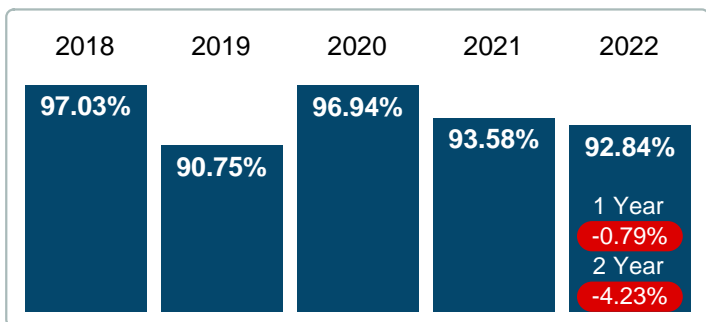
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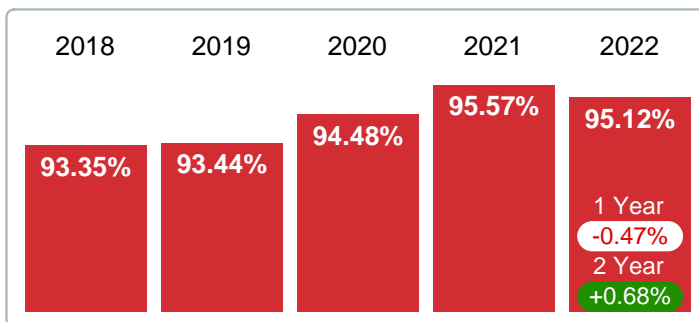
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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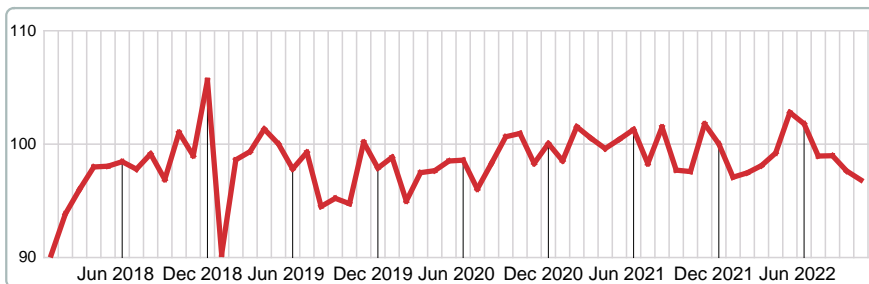
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

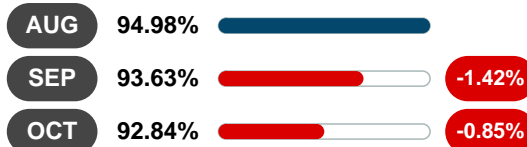


3 MONTHS

5 year OCT AVG = 94.23%

High Dec 2018 101.62% Low Jan 2018 86.22%

Average Sold/List Ratio this month at **92.84%**
below the 5 yr OCT average of **94.23%**



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
\$75,000 and less	2	10.00%	86.84%	0.00%	86.84%	0.00%	0.00%
\$75,001 - \$75,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	5	25.00%	95.86%	0.00%	95.86%	0.00%	0.00%
\$125,001 - \$200,000	5	25.00%	90.74%	93.49%	88.90%	0.00%	0.00%
\$200,001 - \$300,000	3	15.00%	94.10%	0.00%	88.00%	97.15%	0.00%
\$300,001 - \$450,000	3	15.00%	92.43%	0.00%	91.88%	92.70%	0.00%
\$450,001 and up	2	10.00%	95.28%	0.00%	92.02%	98.54%	0.00%
Average Sold/List Ratio		92.80%		93.49%	91.66%	95.65%	0.00%
Total Closed Units		20	100%	2	13	5	
Total Closed Volume		4,284,750		310.00K	2.12M	1.85M	0.00B

October 2022



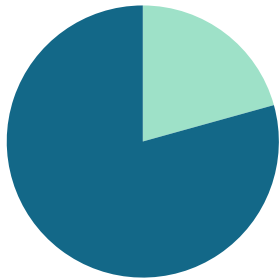
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

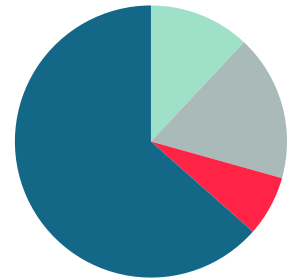


Inventory
 New Listings
30 = 20.69%
 Start Inventory
115
 Total Inventory Units
145
 Volume
\$46,036,637

Market Activity

Closed Sales
20 = 11.98%
 Pending Sales
29 = 17.37%
 Other Off Market
12 = 7.19%
 Active Inventory
106 = 63.47%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	25	20	-20.00%	253	240	-5.14%
Pending Sales	31	29	-6.45%	271	244	-9.96%
New Listings	21	30	42.86%	355	360	1.41%
Average List Price	205,576	229,160	11.47%	216,444	244,512	12.97%
Average Sale Price	194,686	214,238	10.04%	209,079	234,992	12.39%
Average Percent of Selling Price to List Price	93.58%	92.84%	-0.79%	95.57%	95.12%	-0.47%
Average Days on Market to Sale	39.48	43.80	10.94%	40.29	47.83	18.72%
Monthly Inventory	89	106	19.10%	89	106	19.10%
Months Supply of Inventory	3.71	4.40	18.69%	3.71	4.40	18.69%

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

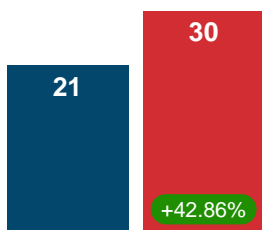
Inventory on October 31, 2022 = **106**

2021 **2022**

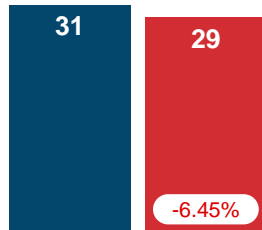
OCTOBER MARKET

AVERAGE PRICES

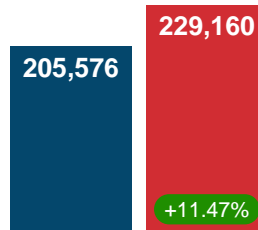
New Listings



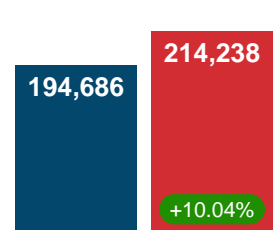
Pending Listings



List Price



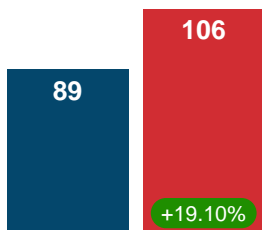
Sale Price



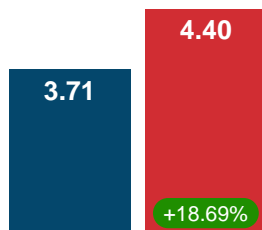
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

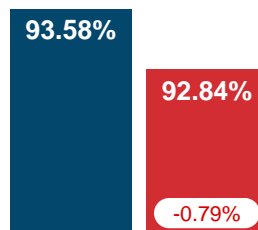
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

