

April 2023



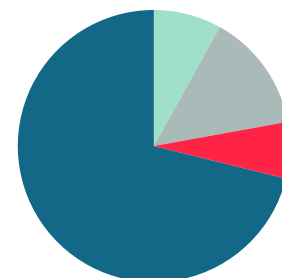
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	April 2023	+/-%
Closed Listings	20	12	-40.00%
Pending Listings	30	21	-30.00%
New Listings	43	37	-13.95%
Median List Price	215,000	146,250	-31.98%
Median Sale Price	203,500	143,950	-29.26%
Median Percent of Selling Price to List Price	97.82%	96.40%	-1.45%
Median Days on Market to Sale	19.00	21.00	10.53%
End of Month Inventory	74	106	43.24%
Months Supply of Inventory	3.05	4.63	51.58%



■ Closed (8.05%)
■ Pending (14.09%)
■ Other OffMarket (6.71%)
■ Active (71.14%)

Absorption: Last 12 months, an Average of **23** Sales/Month
Active Inventory as of April 30, 2023 = **106**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2023 rose **43.24%** to 106 existing homes available for sale. Over the last 12 months this area has had an average of 23 closed sales per month. This represents an unsold inventory index of **4.63** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **29.26%** in April 2023 to \$143,950 versus the previous year at \$203,500.

Median Days on Market Lengthens

The median number of **21.00** days that homes spent on the market before selling increased by 2.00 days or **10.53%** in April 2023 compared to last year's same month at **19.00** DOM.

Sales Success for April 2023 is Positive

Overall, with Median Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 37 New Listings in April 2023, down **13.95%** from last year at 43. Furthermore, there were 12 Closed Listings this month versus last year at 20, a **-40.00%** decrease.

Closed versus Listed trends yielded a **32.4%** ratio, down from previous year's, April 2022, at **46.5%**, a **30.27%** 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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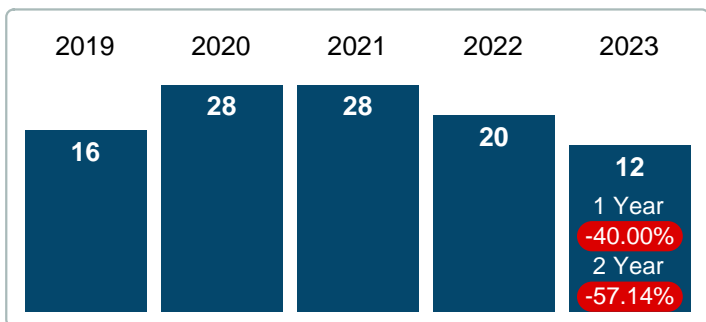
Area Delimited by County Of McIntosh - Residential Property Type



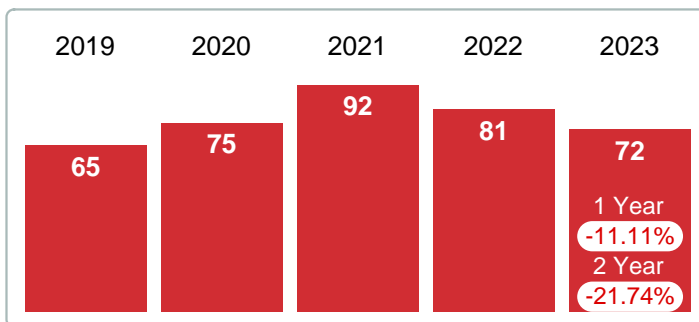
CLOSED LISTINGS

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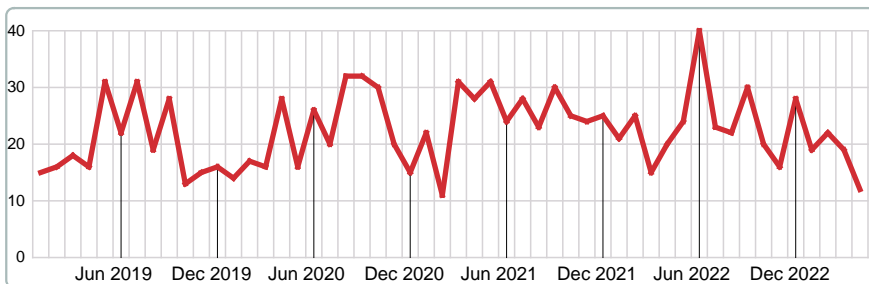
APRIL



YEAR TO DATE (YTD)

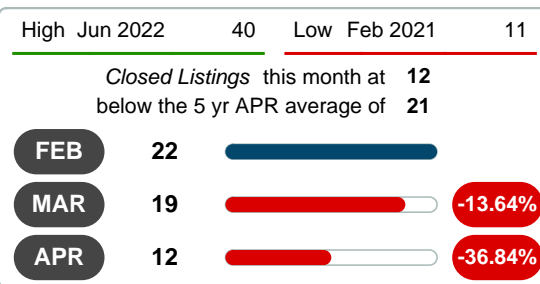


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 21



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	1	8.33%	11.0	0	1	0	0
\$70,001 - \$80,000	2	16.67%	76.5	1	1	0	0
\$80,001 - \$120,000	1	8.33%	14.0	0	0	1	0
\$120,001 - \$180,000	4	33.33%	26.5	1	1	2	0
\$180,001 - \$200,000	1	8.33%	56.0	0	1	0	0
\$200,001 - \$230,000	2	16.67%	3.5	0	2	0	0
\$230,001 and up	1	8.33%	23.0	0	0	1	0
Total Closed Units	12			2	6	4	0
Total Closed Volume	1,750,568	100%	21.0	227.90K	901.00K	621.67K	0.00B
Median Closed Price	\$143,950			\$113,950	\$165,000	\$153,950	\$0

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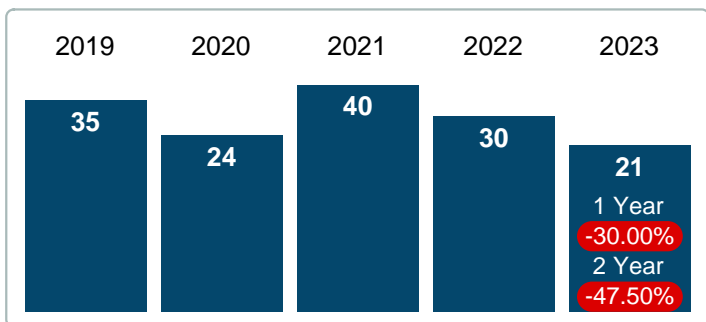
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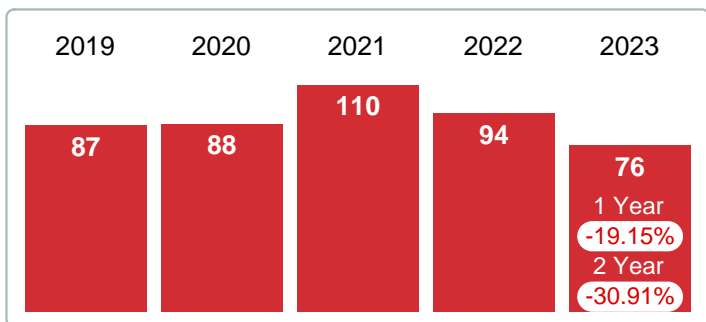
PENDING LISTINGS

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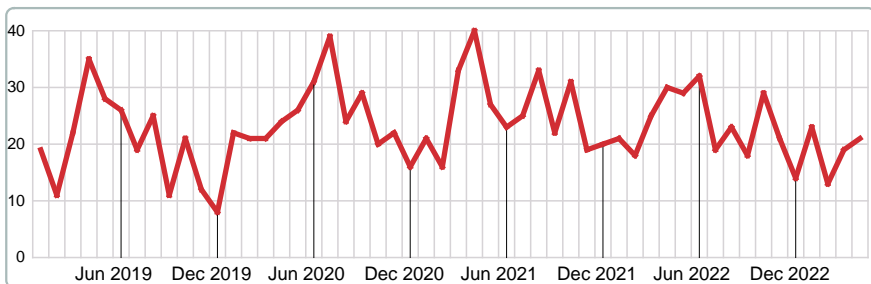
APRIL



YEAR TO DATE (YTD)

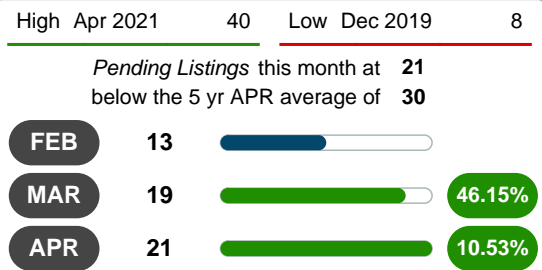


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 30



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	23.0	0	0	0	0
\$50,001 - \$125,000	3	14.29%	36.0	2	1	0	0
\$125,001 - \$200,000	4	19.05%	12.5	0	2	2	0
\$200,001 - \$275,000	6	28.57%	10.0	1	4	1	0
\$275,001 - \$325,000	4	19.05%	11.0	2	2	0	0
\$325,001 - \$425,000	1	4.76%	20.0	0	1	0	0
\$425,001 and up	3	14.29%	76.0	0	3	0	0
Total Pending Units	21			5	13	3	0
Total Pending Volume	5,449,900	100%	12.0	966.50K	3.88M	607.00K	0.00B
Median Listing Price	\$239,000			\$225,000	\$272,500	\$189,000	\$0

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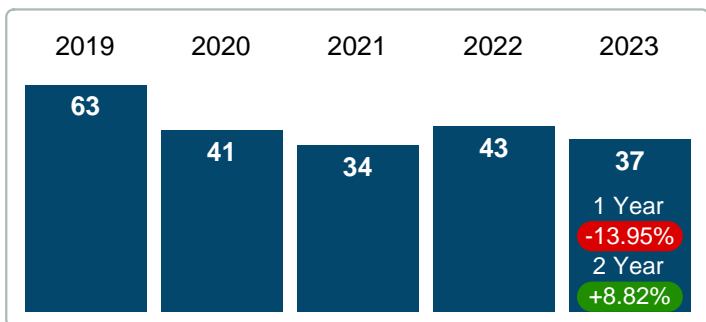
Area Delimited by County Of McIntosh - Residential Property Type



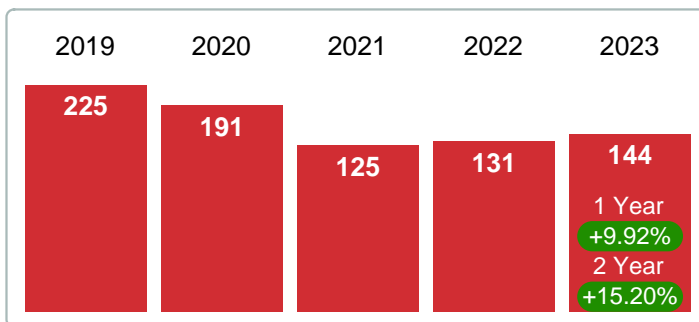
NEW LISTINGS

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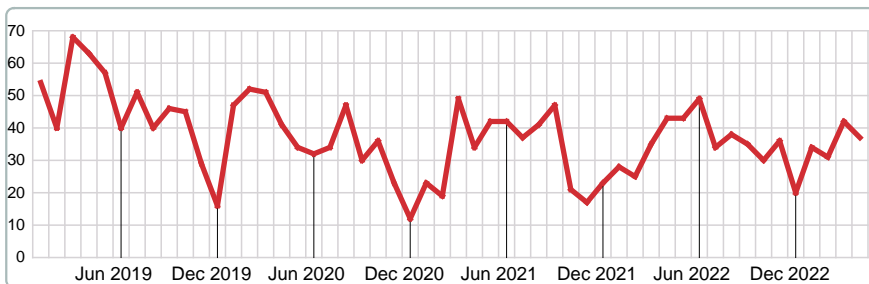
APRIL



YEAR TO DATE (YTD)

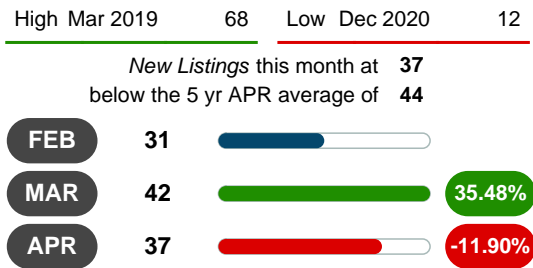


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 44



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	2	5.41%	1	1	0	0
\$150,001 - \$200,000	6	16.22%	1	2	3	0
\$200,001 - \$225,000	4	10.81%	2	1	1	0
\$225,001 - \$325,000	12	32.43%	5	7	0	0
\$325,001 - \$425,000	4	10.81%	1	2	1	0
\$425,001 - \$525,000	5	13.51%	1	2	2	0
\$525,001 and up	4	10.81%	0	4	0	0
Total New Listed Units	37		11	19	7	0
Total New Listed Volume	12,402,199	100%	2.92M	7.33M	2.16M	0.00B
Median New Listed Listing Price	\$289,000		\$289,000	\$325,000	\$225,000	\$0

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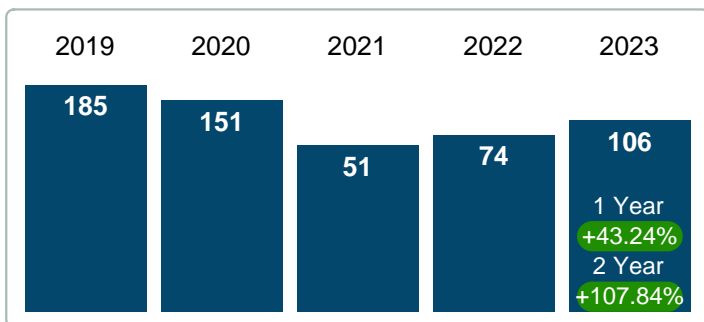
Area Delimited by County Of McIntosh - Residential Property Type



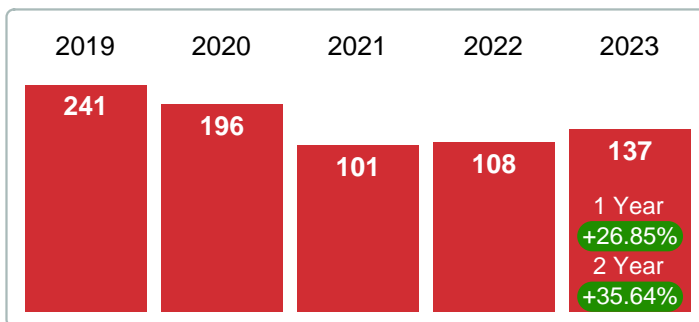
ACTIVE INVENTORY

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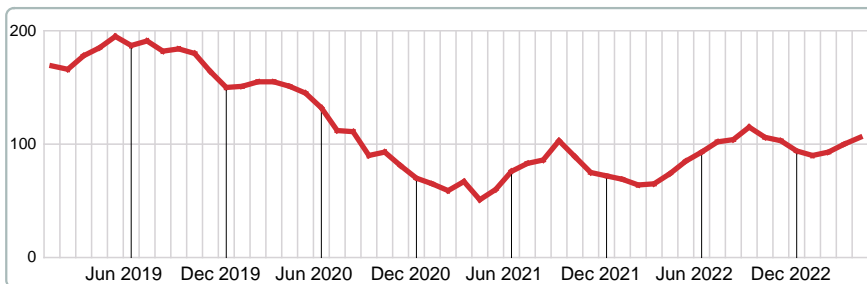
END OF APRIL



ACTIVE DURING APRIL

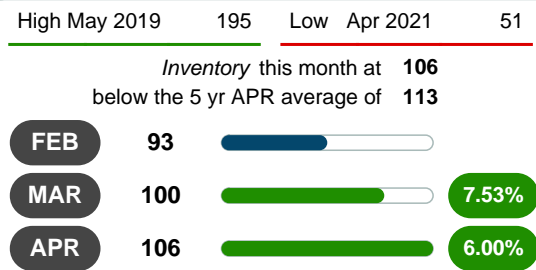


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 113



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8	7.55%	36.0	5	3	0	0
\$125,001 - \$175,000	11	10.38%	79.0	2	8	1	0
\$175,001 - \$225,000	15	14.15%	83.0	5	6	3	1
\$225,001 - \$350,000	28	26.42%	38.5	8	16	3	1
\$350,001 - \$475,000	22	20.75%	62.0	3	11	8	0
\$475,001 - \$650,000	12	11.32%	67.5	0	8	4	0
\$650,001 and up	10	9.43%	80.0	0	3	4	3
Total Active Inventory by Units	106			23	55	23	5
Total Active Inventory by Volume	42,980,999	100%	62.0	5.08M	19.77M	15.01M	3.13M
Median Active Inventory Listing Price	\$314,500			\$205,000	\$320,000	\$450,000	\$750,000

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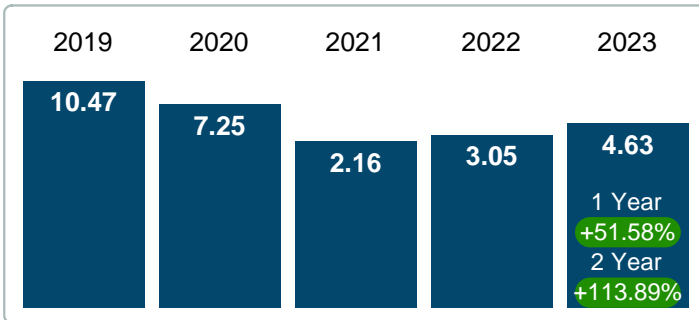
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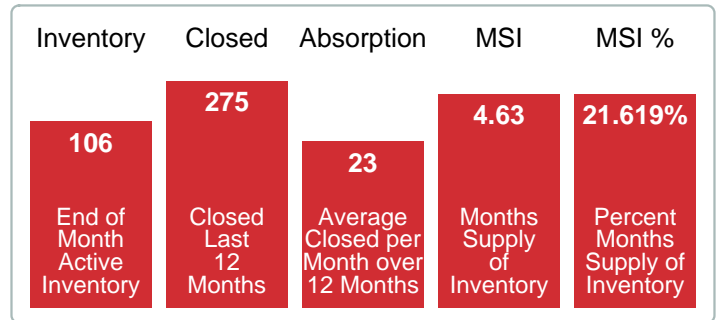
MONTHS SUPPLY of INVENTORY (MSI)

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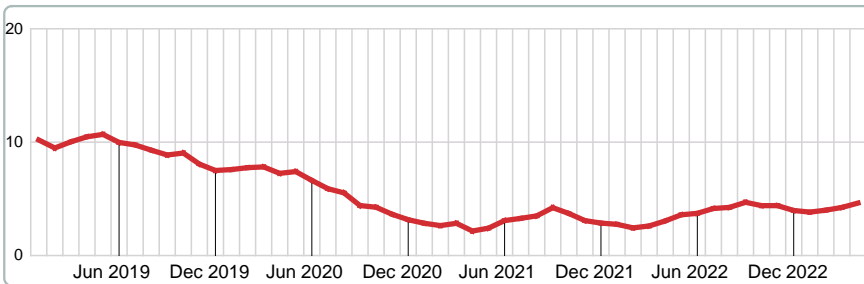
MSI FOR APRIL



INDICATORS FOR APRIL 2023



5 YEAR MARKET ACTIVITY TRENDS

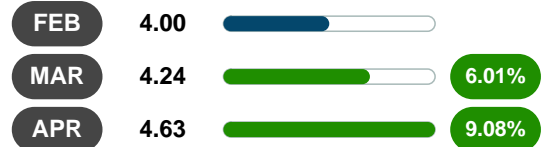


3 MONTHS

5 year APR AVG = 5.51

High May 2019 10.68 Low Apr 2021 2.16

Months Supply this month at **4.63**
below the 5 yr APR average of **5.51**



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
\$125,000 and less	8	7.55%	1.35	1.82	1.09	0.00	0.00
\$125,001 - \$175,000	11	10.38%	2.87	1.33	3.84	4.00	0.00
\$175,001 - \$225,000	15	14.15%	3.75	5.00	2.77	4.00	12.00
\$225,001 - \$350,000	28	26.42%	5.69	16.00	4.92	3.00	6.00
\$350,001 - \$475,000	22	20.75%	9.43	18.00	10.15	9.60	0.00
\$475,001 - \$650,000	12	11.32%	9.00	0.00	8.00	24.00	0.00
\$650,001 and up	10	9.43%	17.14	0.00	36.00	16.00	12.00
Market Supply of Inventory (MSI)			4.63	3.78	4.43	6.27	6.67
Total Active Inventory by Units		100%	4.63	23	55	23	5

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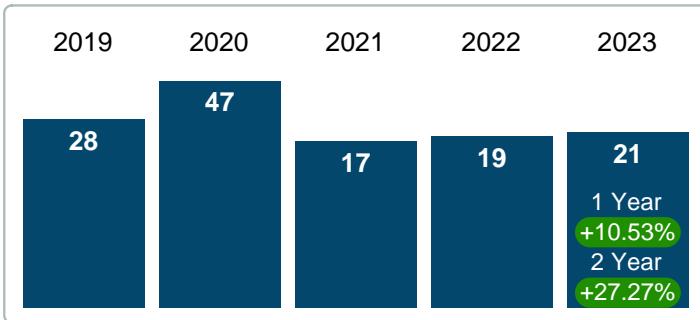
Area Delimited by County Of McIntosh - Residential Property Type



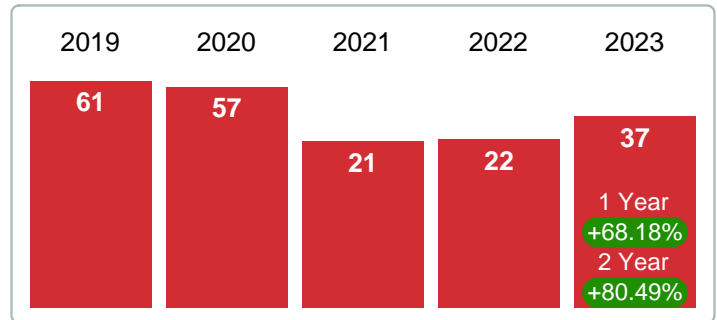
MEDIAN DAYS ON MARKET TO SALE

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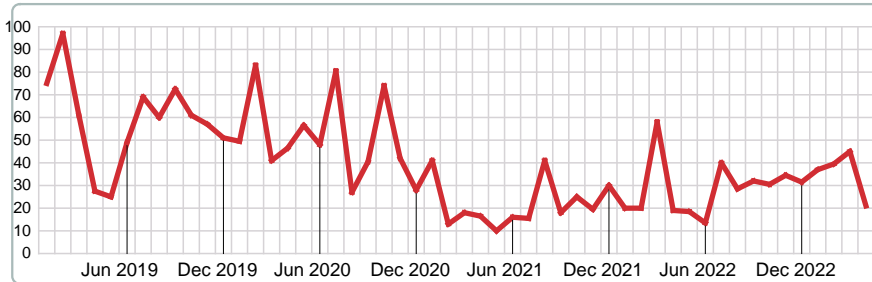
APRIL



YEAR TO DATE (YTD)

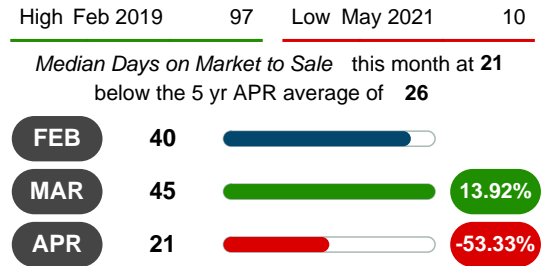


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 26



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
\$70,000 and less	1	8.33%	11	0	11	0	0
\$70,001 - \$80,000	2	16.67%	77	105	48	0	0
\$80,001 - \$120,000	1	8.33%	14	0	0	14	0
\$120,001 - \$180,000	4	33.33%	27	5	19	64	0
\$180,001 - \$200,000	1	8.33%	56	0	56	0	0
\$200,001 - \$230,000	2	16.67%	4	0	4	0	0
\$230,001 and up	1	8.33%	23	0	0	23	0
Median Closed DOM			21	55	15	29	0
Total Closed Units		100%	21.0	2	6	4	
Total Closed Volume			1,750,568	227.90K	901.00K	621.67K	0.00B

April 2023



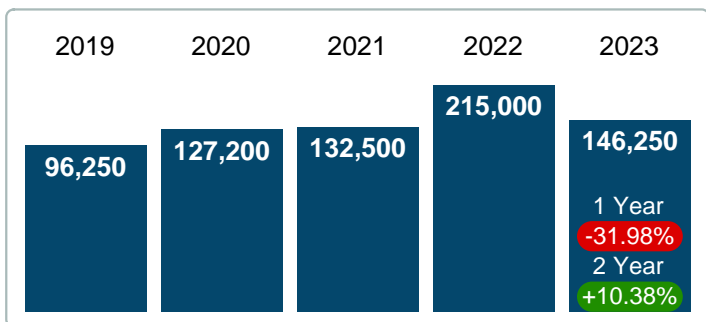
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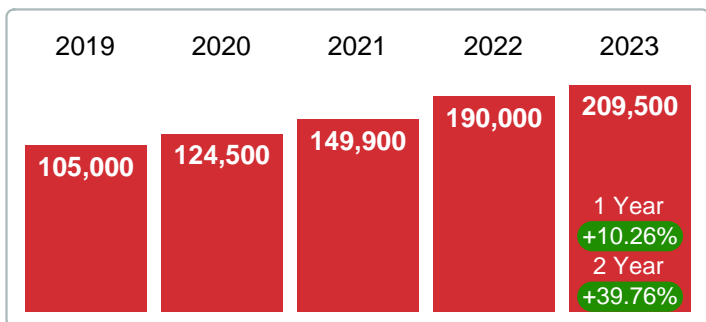
MEDIAN LIST PRICE AT CLOSING

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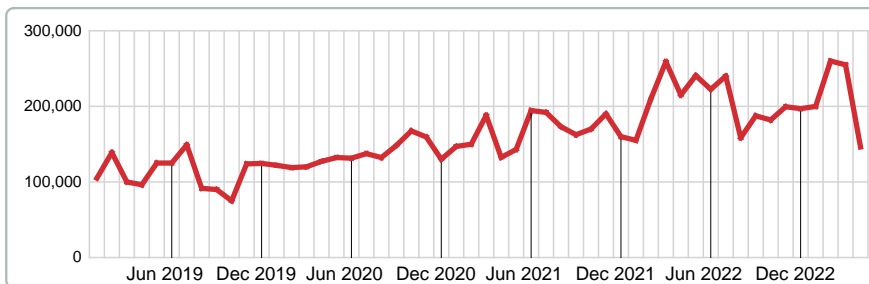
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

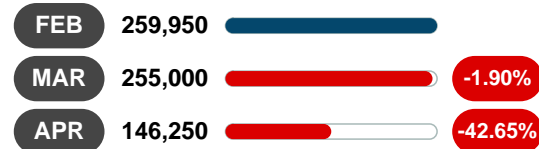


3 MONTHS

5 year APR AVG = 143,440

High Feb 2023 259,950 Low Oct 2019 75,000

Median List Price at Closing this month at **146,250**
above the 5 yr APR average of **143,440**



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
\$70,000 and less	8.33%	60,000	0	60,000	0	0
\$70,001 - \$80,000	8.33%	80,000	80,000	0	0	0
\$80,001 - \$120,000	16.67%	92,000	0	89,000	95,000	0
\$120,001 - \$180,000	33.33%	146,250	152,600	132,000	159,950	0
\$180,001 - \$200,000	8.33%	195,000	0	195,000	0	0
\$200,001 - \$230,000	8.33%	209,000	0	209,000	0	0
\$230,001 and up	16.67%	239,500	0	239,000	240,000	0
Median List Price		146,250	116,300	163,500	159,950	0
Total Closed Units	100%	146,250	2	6	4	0
Total Closed Volume		1,811,500	232.60K	924.00K	654.90K	0.00B

April 2023



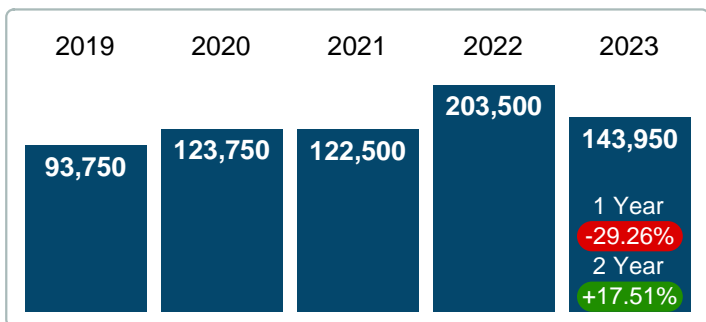
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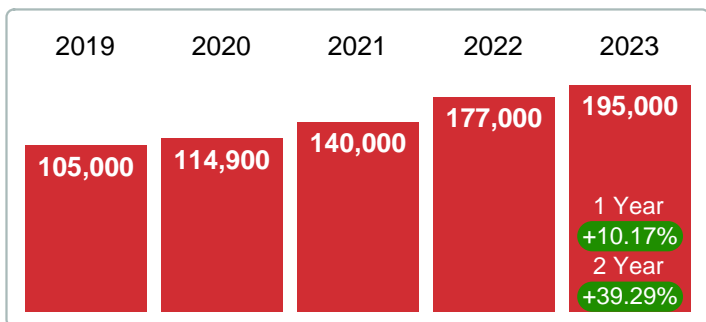
MEDIAN SOLD PRICE AT CLOSING

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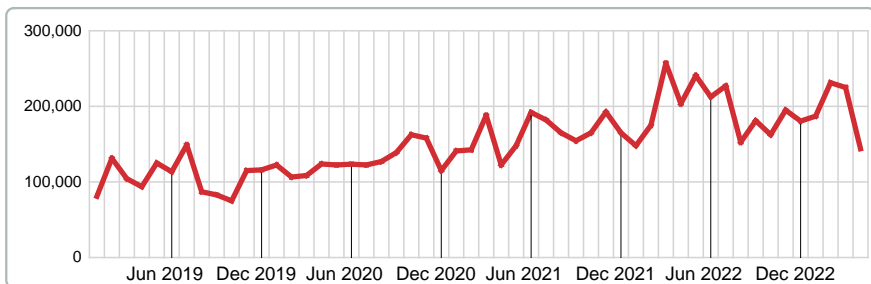
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

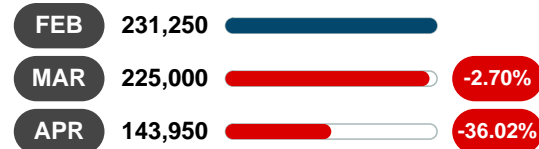


3 MONTHS

5 year APR AVG = 137,490

High Mar 2022 257,000 Low Oct 2019 75,000

Median Sold Price at Closing this month at 143,950 above the 5 yr APR average of 137,490



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
\$70,000 and less	1	8.33%	52,000	0	52,000	0	0
\$70,001 - \$80,000	2	16.67%	77,500	75,000	80,000	0	0
\$80,001 - \$120,000	1	8.33%	82,000	0	0	82,000	0
\$120,001 - \$180,000	4	33.33%	143,950	152,900	135,000	153,950	0
\$180,001 - \$200,000	1	8.33%	195,000	0	195,000	0	0
\$200,001 - \$230,000	2	16.67%	219,500	0	219,500	0	0
\$230,001 and up	1	8.33%	231,768	0	0	231,768	0
Median Sold Price			143,950	113,950	165,000	153,950	0
Total Closed Units		100%	143,950	2	6	4	
Total Closed Volume			1,750,568	227.90K	901.00K	621.67K	0.00B

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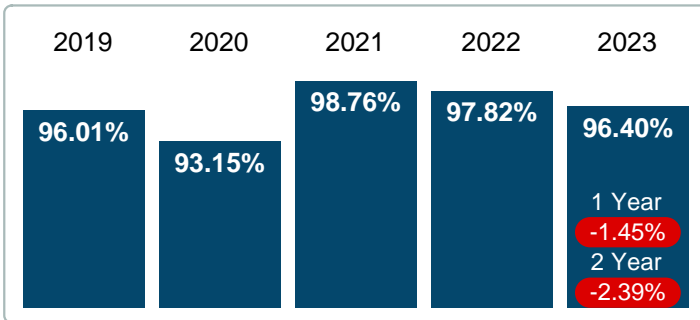
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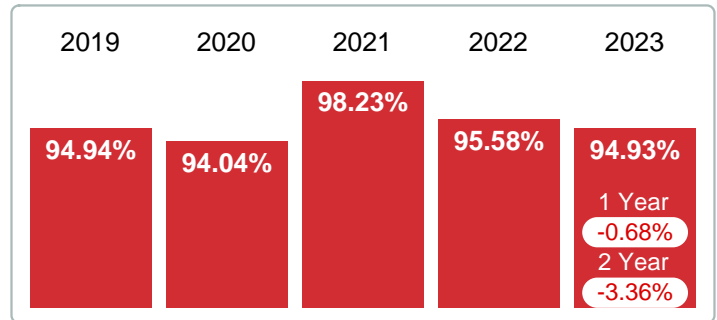
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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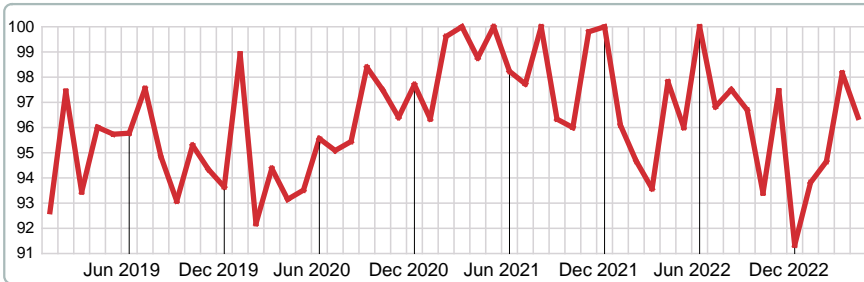
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

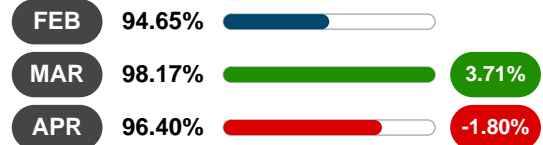


3 MONTHS

5 year APR AVG = 96.43%

High Jun 2022 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **96.40%**
equal to 5 yr APR average of **96.43%**



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
\$70,000 and less	<div style="width: 8.33%;"></div>	8.33%	86.67%	0.00%	86.67%	0.00%	0.00%
\$70,001 - \$80,000	<div style="width: 16.67%;"></div>	16.67%	91.82%	93.75%	89.89%	0.00%	0.00%
\$80,001 - \$120,000	<div style="width: 8.33%;"></div>	8.33%	86.32%	0.00%	0.00%	86.32%	0.00%
\$120,001 - \$180,000	<div style="width: 33.33%;"></div>	33.33%	100.10%	100.20%	102.27%	95.71%	0.00%
\$180,001 - \$200,000	<div style="width: 8.33%;"></div>	8.33%	100.00%	0.00%	100.00%	0.00%	0.00%
\$200,001 - \$230,000	<div style="width: 16.67%;"></div>	16.67%	98.12%	0.00%	98.12%	0.00%	0.00%
\$230,001 and up	<div style="width: 8.33%;"></div>	8.33%	96.57%	0.00%	0.00%	96.57%	0.00%
Median Sold/List Ratio		96.40%		96.97%	98.12%	94.00%	0.00%
Total Closed Units		12	100%	2	6	4	
Total Closed Volume		1,750,568		227.90K	901.00K	621.67K	0.00B

April 2023



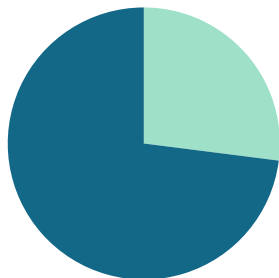
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

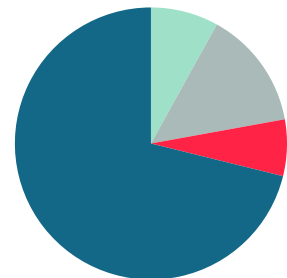


Inventory
 New Listings
37 = 27.01%
 Start Inventory
100
 Total Inventory Units
137
 Volume
\$50,746,899

Market Activity

Closed Sales
12 = 8.05%
 Pending Sales
21 = 14.09%
 Other Off Market
10 = 6.71%
 Active Inventory
106 = 71.14%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	20	12	-40.00%	81	72	-11.11%
Pending Sales	30	21	-30.00%	94	76	-19.15%
New Listings	43	37	-13.95%	131	144	9.92%
Median List Price	215,000	146,250	-31.98%	190,000	209,500	10.26%
Median Sale Price	203,500	143,950	-29.26%	177,000	195,000	10.17%
Median Percent of Selling Price to List Price	97.82%	96.40%	-1.45%	95.58%	94.93%	-0.68%
Median Days on Market to Sale	19.00	21.00	10.53%	22.00	37.00	68.18%
Monthly Inventory	74	106	43.24%	74	106	43.24%
Months Supply of Inventory	3.05	4.63	51.58%	3.05	4.63	51.58%

Absorption: Last 12 months, an Average of **23** Sales/Month

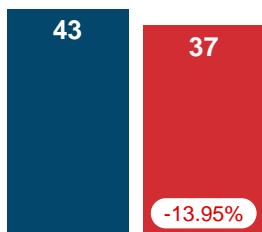
Inventory on April 30, 2023 = **106**

2022 **2023**

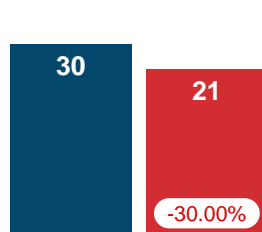
APRIL MARKET

MEDIAN PRICES

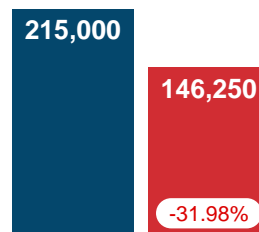
New Listings



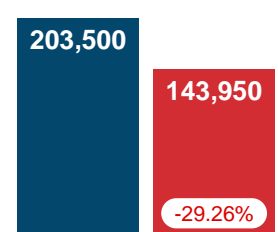
Pending Listings



List Price



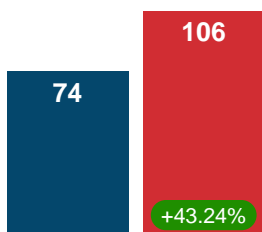
Sale Price



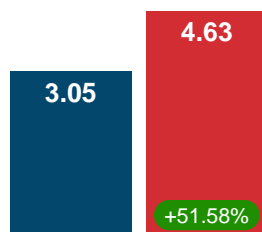
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

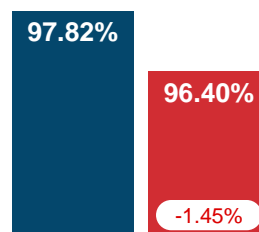
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

