

February 2023



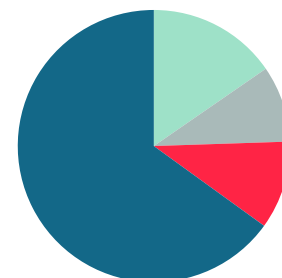
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		+/-%
	2022	2023	
Closed Listings	25	22	-12.00%
Pending Listings	18	13	-27.78%
New Listings	25	31	24.00%
Average List Price	204,264	266,389	30.41%
Average Sale Price	195,840	250,669	28.00%
Average Percent of Selling Price to List Price	93.47%	91.62%	-1.98%
Average Days on Market to Sale	47.52	43.45	-8.56%
End of Month Inventory	64	93	45.31%
Months Supply of Inventory	2.44	4.00	64.06%



■ Closed (15.38%)
■ Pending (9.09%)
■ Other OffMarket (10.49%)
■ Active (65.03%)

Absorption: Last 12 months, an Average of **23** Sales/Month
Active Inventory as of February 28, 2023 = **93**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2023 rose **45.31%** to 93 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 **4.00** 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 **28.00%** in February 2023 to \$250,669 versus the previous year at \$195,840.

Average Days on Market Shortens

The average number of **43.45** days that homes spent on the market before selling decreased by 4.07 days or **8.56%** in February 2023 compared to last year's same month at **47.52** DOM.

Sales Success for February 2023 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 31 New Listings in February 2023, up **24.00%** from last year at 25. Furthermore, there were 22 Closed Listings this month versus last year at 25, a **-12.00%** decrease.

Closed versus Listed trends yielded a **71.0%** ratio, down from previous year's, February 2022, at **100.0%**, a **29.03%** 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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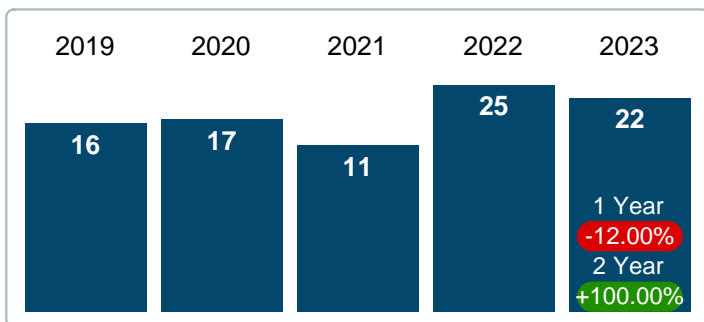
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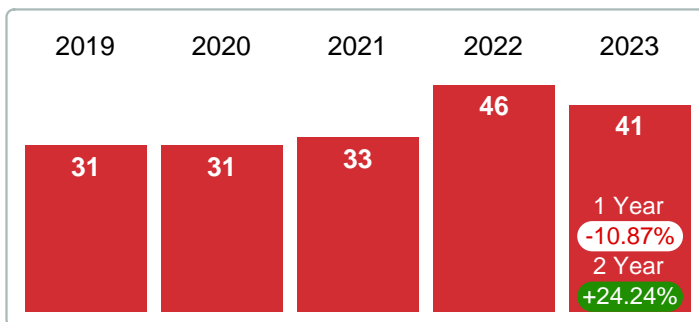
CLOSED LISTINGS

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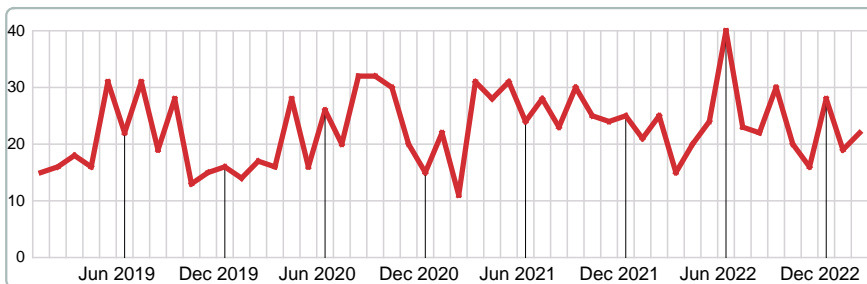
FEBRUARY



YEAR TO DATE (YTD)

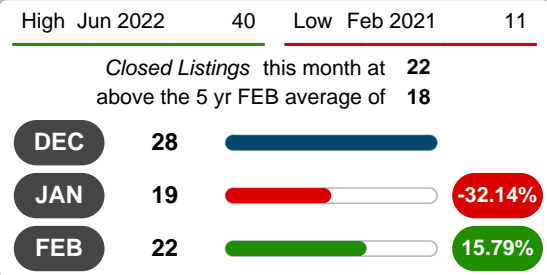


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 18



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	9.09%	36.0	0	2	0	0
\$50,001 - \$75,000	1	4.55%	50.0	1	0	0	0
\$75,001 - \$175,000	5	22.73%	31.4	1	4	0	0
\$175,001 - \$275,000	5	22.73%	52.8	0	4	0	1
\$275,001 - \$300,000	4	18.18%	52.5	0	4	0	0
\$300,001 - \$475,000	2	9.09%	76.5	0	1	1	0
\$475,001 and up	3	13.64%	16.7	1	1	0	1
Total Closed Units	22			3	16	1	2
Total Closed Volume	5,514,725	100%	43.5	616.00K	3.50M	450.00K	950.00K
Average Closed Price	\$250,669			\$205,333	\$218,670	\$450,000	\$475,000

February 2023



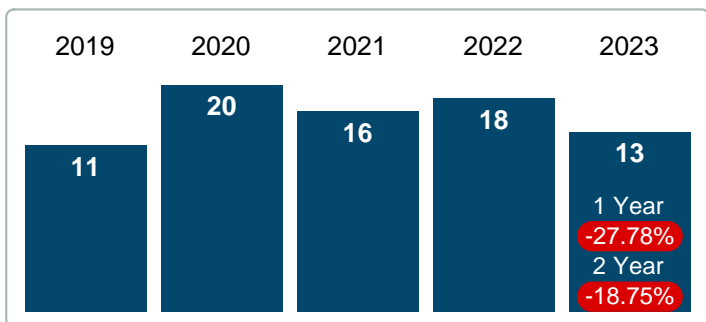
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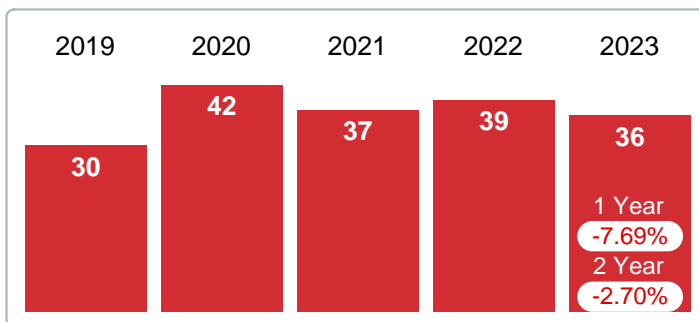
PENDING LISTINGS

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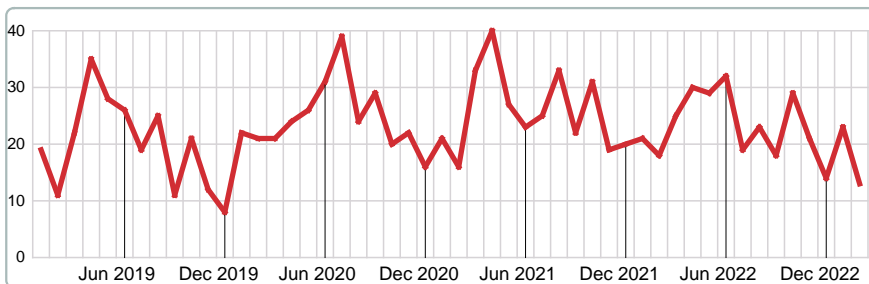
FEBRUARY



YEAR TO DATE (YTD)

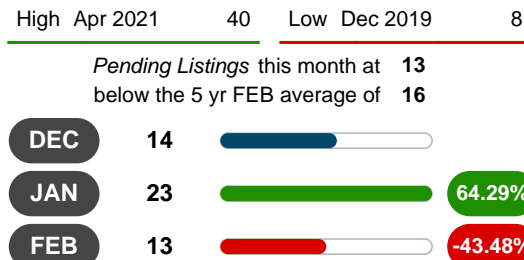


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 16



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	1	7.69%	116.0	0	1	0	0
\$75,001 - \$75,000	0	0.00%	0.0	0	0	0	0
\$75,001 - \$100,000	2	15.38%	59.5	1	0	1	0
\$100,001 - \$225,000	5	38.46%	48.2	2	2	1	0
\$225,001 - \$250,000	1	7.69%	23.0	0	0	1	0
\$250,001 - \$375,000	2	15.38%	93.5	0	2	0	0
\$375,001 and up	2	15.38%	75.0	1	1	0	0
Total Pending Units	13			4	6	3	0
Total Pending Volume	2,814,525	100%	64.3	749.00K	1.61M	455.00K	0.00B
Average Listing Price	\$216,502			\$187,250	\$268,421	\$151,667	\$0

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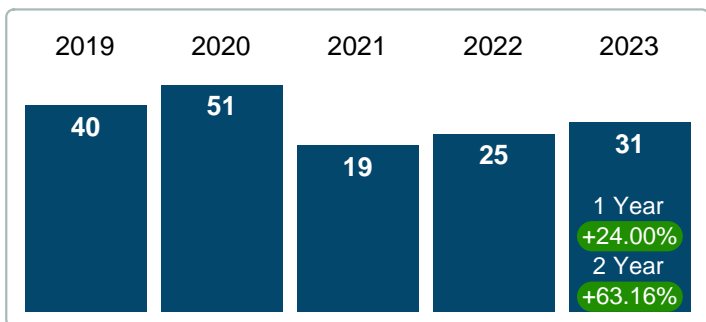
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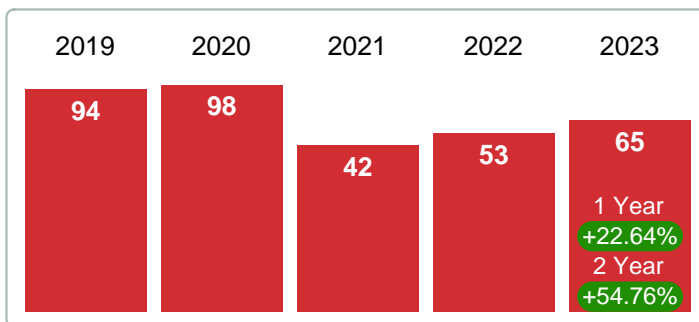
NEW LISTINGS

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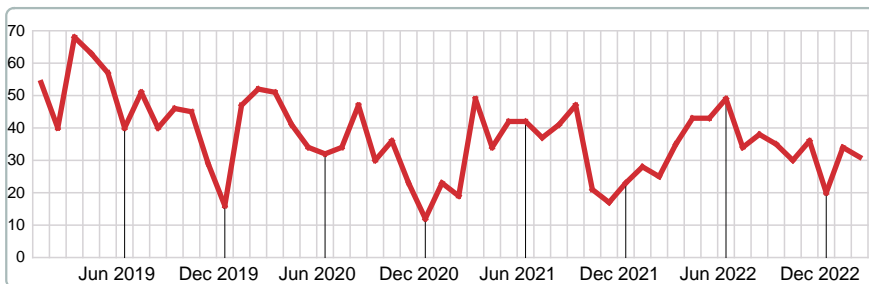
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 33

High Mar 2019 68 Low Dec 2020 12

New Listings this month at 31
below the 5 yr FEB average of 33



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	9.68%	3	0	0	0
\$125,001 - \$125,000	0	0.00%	0	0	0	0
\$125,001 - \$175,000	8	25.81%	1	5	2	0
\$175,001 - \$300,000	7	22.58%	3	4	0	0
\$300,001 - \$450,000	6	19.35%	0	4	2	0
\$450,001 - \$650,000	4	12.90%	0	4	0	0
\$650,001 and up	3	9.68%	0	0	1	2
Total New Listed Units	31		7	17	5	2
Total New Listed Volume	10,674,199	100%	1.11M	5.31M	2.71M	1.55M
Average New Listed Listing Price	\$208,290		\$157,986	\$312,294	\$542,060	\$774,500

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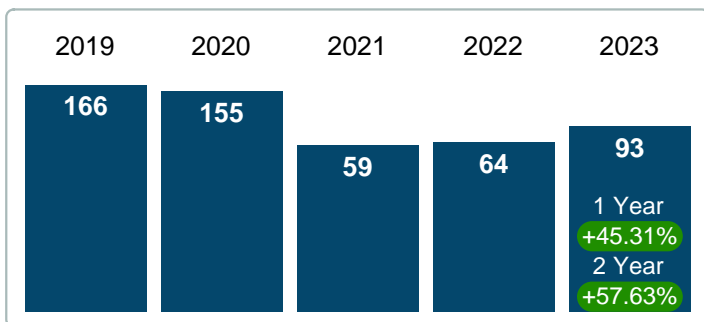
Area Delimited by County Of McIntosh - Residential Property Type



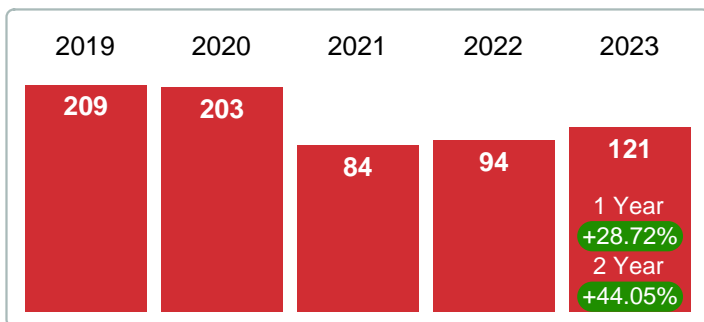
ACTIVE INVENTORY

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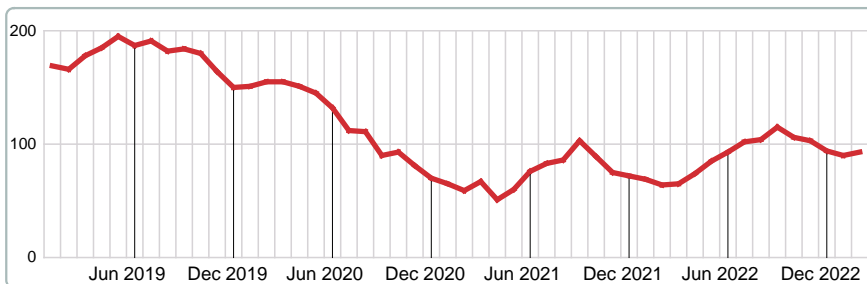
END OF FEBRUARY



ACTIVE DURING FEBRUARY

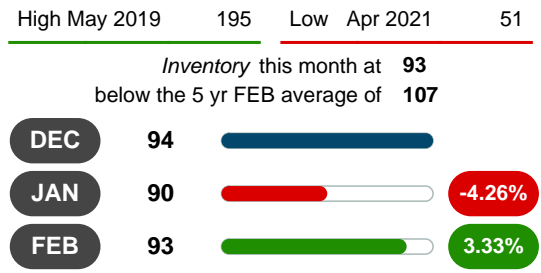


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 107



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9	9.68%	76.0	6	2	1	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$200,000	26	27.96%	67.1	6	14	5	1
\$200,001 - \$350,000	23	24.73%	71.3	5	13	4	1
\$350,001 - \$450,000	14	15.05%	67.4	3	6	5	0
\$450,001 - \$650,000	12	12.90%	108.9	0	7	4	1
\$650,001 and up	9	9.68%	75.6	0	1	4	4
Total Active Inventory by Units	93			20	43	23	7
Total Active Inventory by Volume	35,658,098	100%	75.2	3.86M	13.59M	13.90M	4.31M
Average Active Inventory Listing Price	\$383,420			\$193,165	\$316,144	\$604,135	\$615,071

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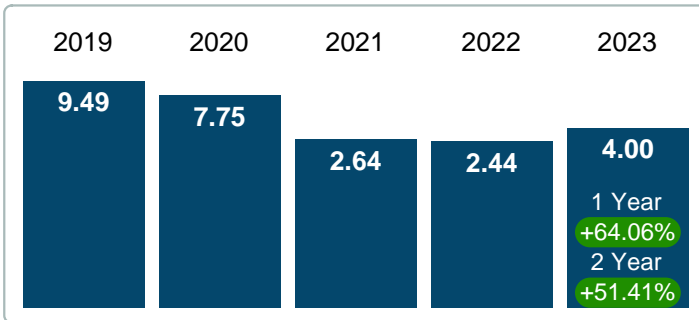
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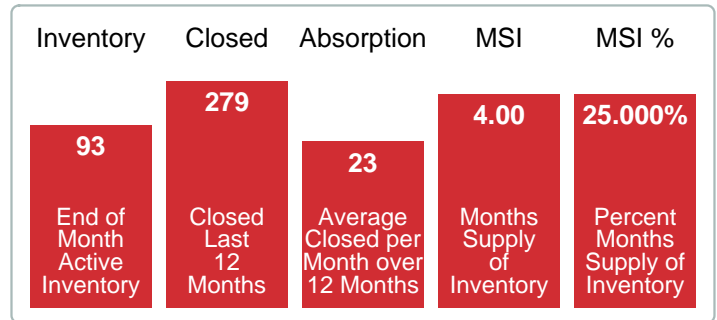
MONTHS SUPPLY of INVENTORY (MSI)

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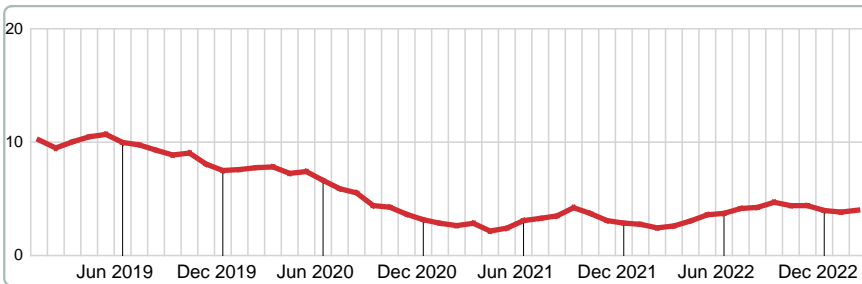
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2023



5 YEAR MARKET ACTIVITY TRENDS

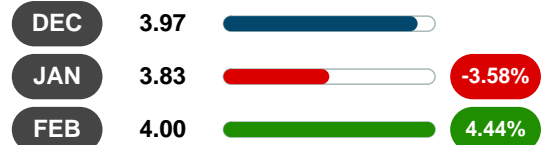


3 MONTHS

5 year FEB AVG = 5.26

High May 2019 10.68 Low Apr 2021 2.16

Months Supply this month at **4.00**
below the 5 yr FEB average of **5.26**



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	9	9.68%	1.59	2.25	0.75	3.00	0.00
\$125,001 - \$125,000	0	0.00%	nan	0.00	0.00	0.00	0.00
\$125,001 - \$200,000	26	27.96%	4.39	2.77	4.00	20.00	0.00
\$200,001 - \$350,000	23	24.73%	3.17	4.62	3.06	2.40	4.00
\$350,001 - \$450,000	14	15.05%	7.30	36.00	7.20	6.67	0.00
\$450,001 - \$650,000	12	12.90%	6.26	0.00	5.60	8.00	0.00
\$650,001 and up	9	9.68%	15.43	0.00	0.00	16.00	12.00
Market Supply of Inventory (MSI)	4.00			3.24	3.44	6.13	8.40
Total Active Inventory by Units	93	100%	4.00	20	43	23	7

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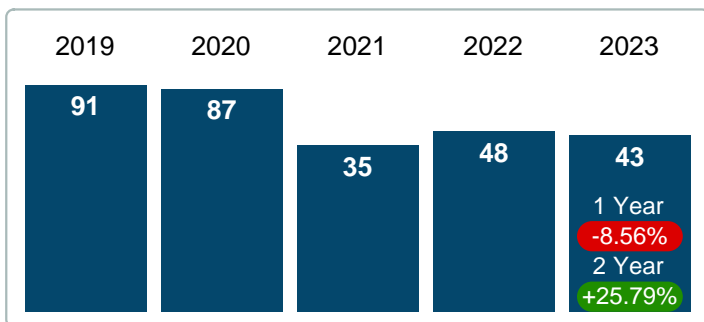
Area Delimited by County Of McIntosh - Residential Property Type



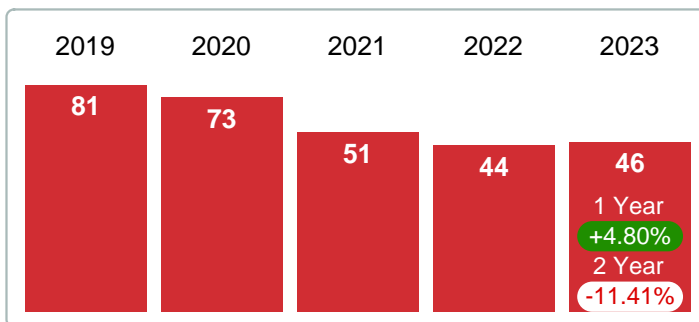
AVERAGE DAYS ON MARKET TO SALE

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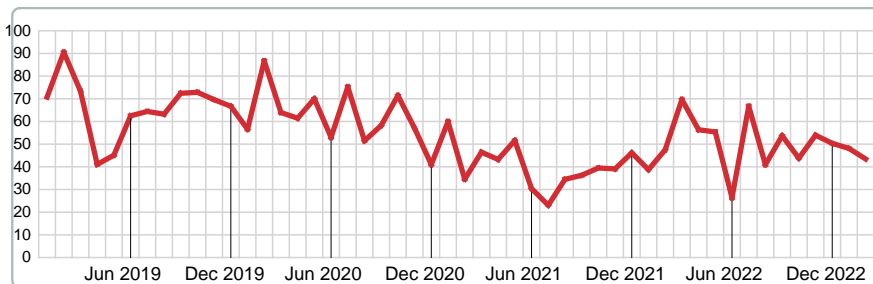
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 61

High Feb 2019 91 Low Jul 2021 23

Average Days on Market to Sale this month at 43 below the 5 yr FEB average of 61



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
\$50,000 and less	9.09%	36	0	36	0	0
\$50,001 - \$75,000	4.55%	50	50	0	0	0
\$75,001 - \$175,000	22.73%	31	20	34	0	0
\$175,001 - \$275,000	22.73%	53	0	56	0	40
\$275,001 - \$300,000	18.18%	53	0	53	0	0
\$300,001 - \$475,000	9.09%	77	0	26	127	0
\$475,001 and up	13.64%	17	8	2	0	40
Average Closed DOM		43				
Total Closed Units	100%	43	3	16	1	2
Total Closed Volume		5,514,725	616.00K	3.50M	450.00K	950.00K

February 2023



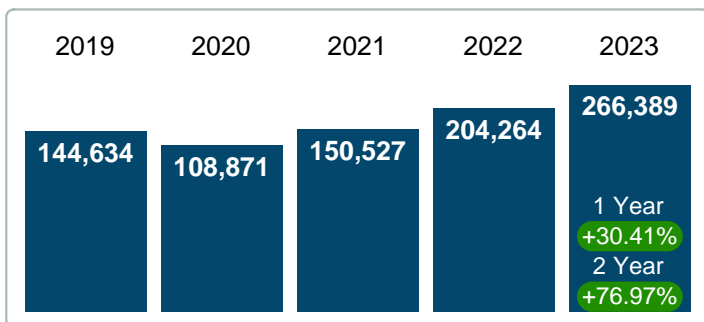
Area Delimited by County Of McIntosh - Residential Property Type



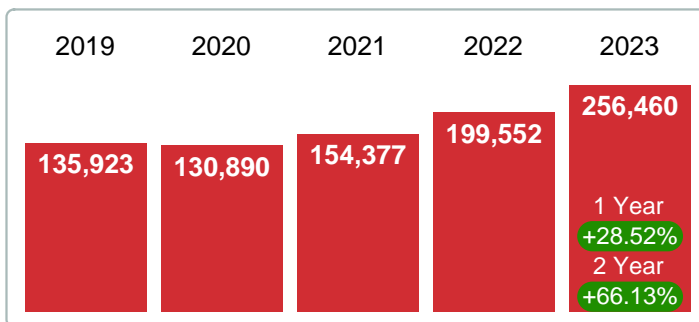
AVERAGE LIST PRICE AT CLOSING

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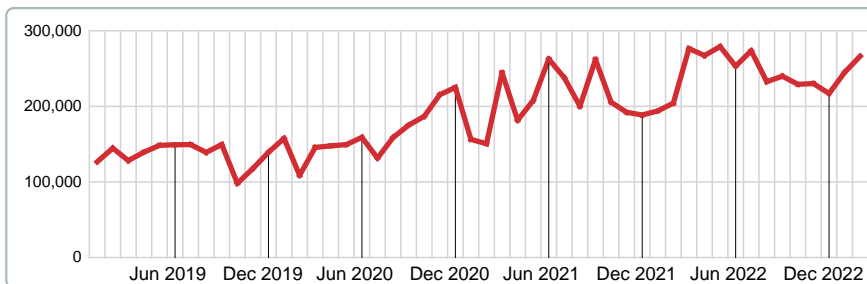
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 174,937

High May 2022 279,096 Low Oct 2019 98,200

Average List Price at Closing this month at **266,389**
above the 5 yr FEB average of **174,937**

- DEC 217,007
- JAN 244,963 **12.88%**
- FEB 266,389 **8.75%**

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
\$50,000 and less	0	0.00%	0	63,700	0	0
\$50,001 - \$75,000	3	13.64%	59,985	0	0	0
\$75,001 - \$175,000	4	18.18%	84,555	142,250	0	0
\$175,001 - \$275,000	5	22.73%	0	240,181	0	269,900
\$275,001 - \$300,000	5	22.73%	0	290,250	0	0
\$300,001 - \$475,000	2	9.09%	0	320,000	459,000	0
\$475,001 and up	3	13.64%	500,000	599,000	0	750,000
Average List Price		266,389	214,847	233,570	459,000	509,950
Total Closed Units		22	3	16	1	2
Total Closed Volume		5,860,565	644.54K	3.74M	459.00K	1.02M

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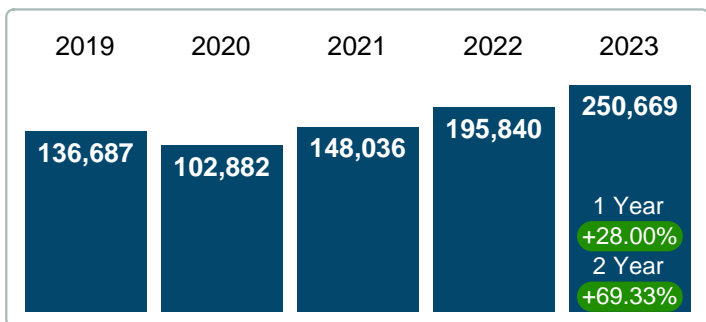
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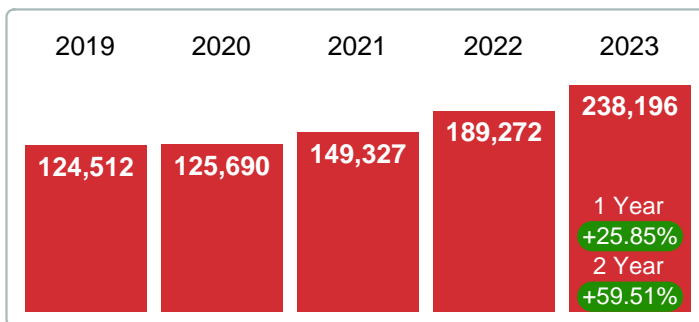
AVERAGE SOLD PRICE AT CLOSING

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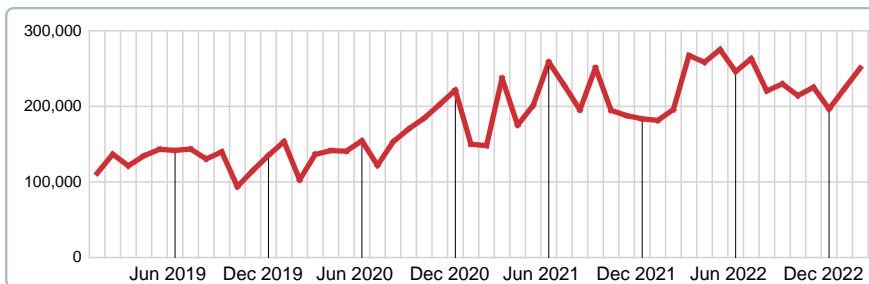
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

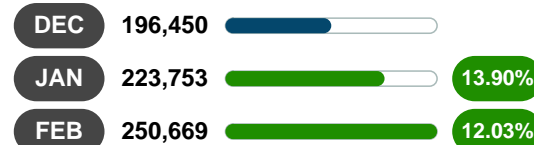


3 MONTHS

5 year FEB AVG = 166,823

High May 2022 275,146 Low Oct 2019 93,769

Average Sold Price at Closing this month at **250,669** above the 5 yr FEB average of **166,823**



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
\$50,000 and less	9.09%	47,000	0	47,000	0	0
\$50,001 - \$75,000	4.55%	57,000	57,000	0	0	0
\$75,001 - \$175,000	22.73%	113,700	79,000	122,375	0	0
\$175,001 - \$275,000	22.73%	221,245	0	214,056	0	250,000
\$275,001 - \$300,000	18.18%	285,500	0	285,500	0	0
\$300,001 - \$475,000	9.09%	381,000	0	312,000	450,000	0
\$475,001 and up	13.64%	595,000	480,000	605,000	0	700,000
Average Sold Price		250,669	205,333	218,670	450,000	475,000
Total Closed Units	100%	250,669	3	16	1	2
Total Closed Volume		5,514,725	616.00K	3.50M	450.00K	950.00K

February 2023



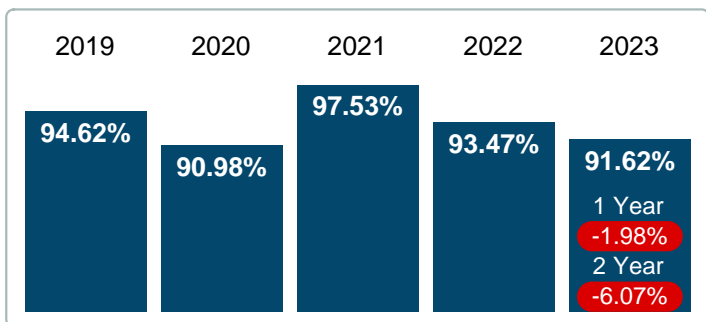
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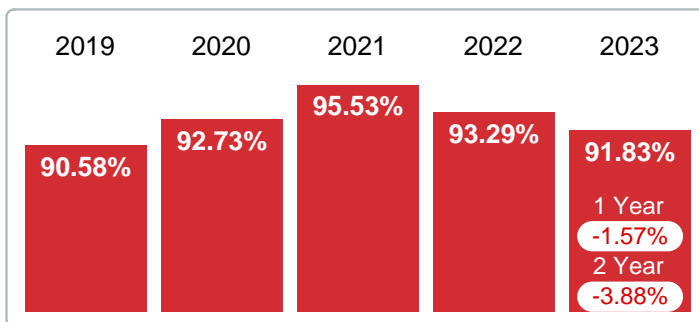
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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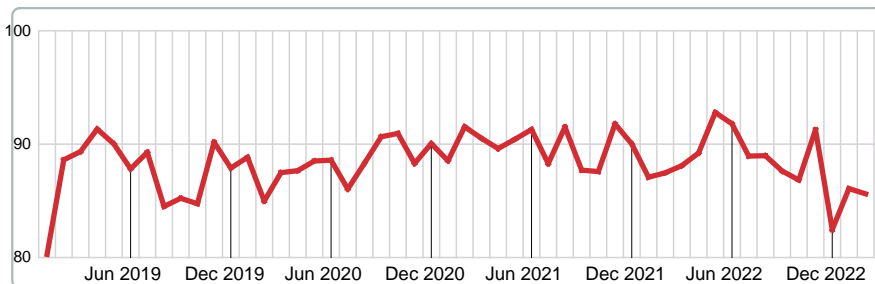
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

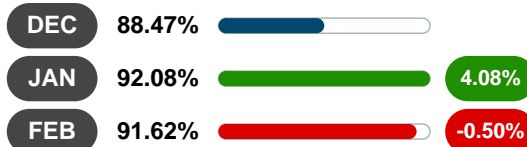


3 MONTHS

5 year FEB AVG = 93.64%

High May 2022 98.79% Low Jan 2019 86.28%

Average Sold/List Ratio this month at **91.62%** below the 5 yr FEB average of **93.64%**



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
\$50,000 and less	2	9.09%	73.75%	0.00%	73.75%	0.00%	0.00%
\$50,001 - \$75,000	1	4.55%	95.02%	95.02%	0.00%	0.00%	0.00%
\$75,001 - \$175,000	5	22.73%	87.59%	93.43%	86.13%	0.00%	0.00%
\$175,001 - \$275,000	5	22.73%	91.12%	0.00%	90.74%	0.00%	92.63%
\$275,001 - \$300,000	4	18.18%	98.40%	0.00%	98.40%	0.00%	0.00%
\$300,001 - \$475,000	2	9.09%	97.77%	0.00%	97.50%	98.04%	0.00%
\$475,001 and up	3	13.64%	96.78%	96.00%	101.00%	0.00%	93.33%
Average Sold/List Ratio		91.60%		94.82%	90.44%	98.04%	92.98%
Total Closed Units		22	100%	3	16	1	2
Total Closed Volume		5,514,725		616.00K	3.50M	450.00K	950.00K

February 2023



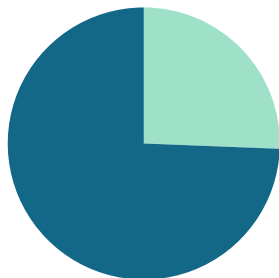
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

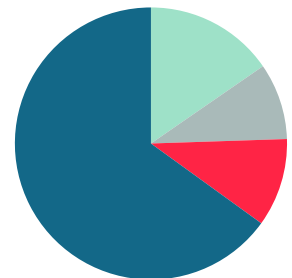


Inventory
 New Listings
31 = 25.62%
 Start Inventory
90
 Total Inventory Units
121
 Volume
\$43,898,422

Market Activity

Closed Sales
22 = 15.38%
 Pending Sales
13 = 9.09%
 Other Off Market
15 = 10.49%
 Active Inventory
93 = 65.03%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	25	22	-12.00%	46	41	-10.87%
Pending Sales	18	13	-27.78%	39	36	-7.69%
New Listings	25	31	24.00%	53	65	22.64%
Average List Price	204,264	266,389	30.41%	199,552	256,460	28.52%
Average Sale Price	195,840	250,669	28.00%	189,272	238,196	25.85%
Average Percent of Selling Price to List Price	93.47%	91.62%	-1.98%	93.29%	91.83%	-1.57%
Average Days on Market to Sale	47.52	43.45	-8.56%	43.52	45.61	4.80%
Monthly Inventory	64	93	45.31%	64	93	45.31%
Months Supply of Inventory	2.44	4.00	64.06%	2.44	4.00	64.06%

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

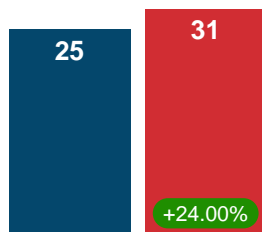
Inventory on February 28, 2023 = **93**

2022 **2023**

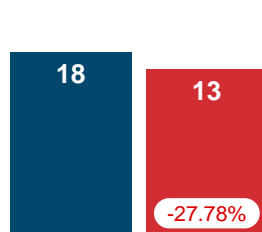
FEBRUARY MARKET

AVERAGE PRICES

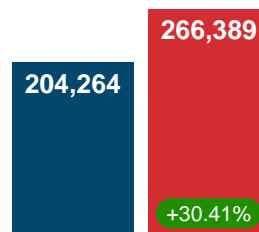
New Listings



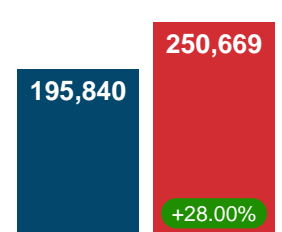
Pending Listings



List Price



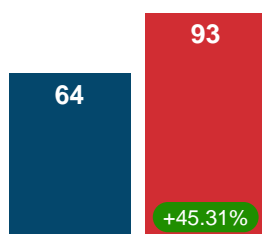
Sale Price



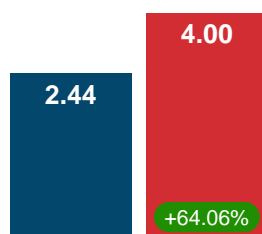
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

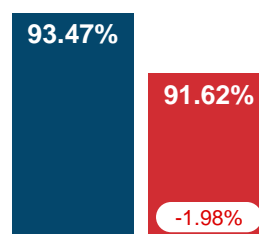
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

