

# February 2023



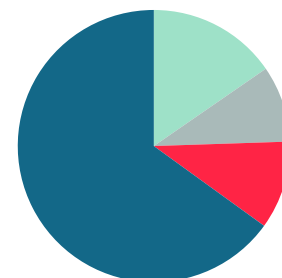
Area Delimited by County Of McIntosh - Residential Property Type



## 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%
Median List Price	210,000	259,950	23.79%
Median Sale Price	175,000	231,250	32.14%
Median Percent of Selling Price to List Price	94.67%	94.65%	-0.01%
Median Days on Market to Sale	20.00	39.50	97.50%
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.

#### 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 **32.14%** in February 2023 to \$231,250 versus the previous year at \$175,000.

#### Median Days on Market Lengthens

The median number of **39.50** days that homes spent on the market before selling increased by 19.50 days or **97.50%** in February 2023 compared to last year's same month at **20.00** DOM.

#### Sales Success for February 2023 is Positive

Overall, with Median Prices going up and Days on Market increasing, 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.

### 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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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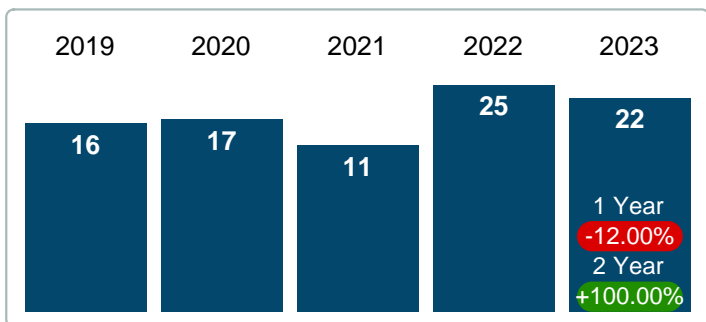
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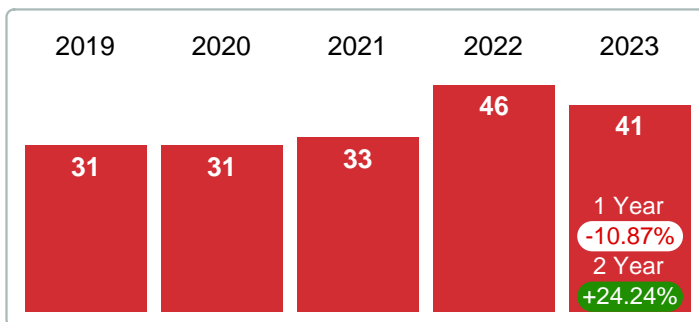
## CLOSED LISTINGS

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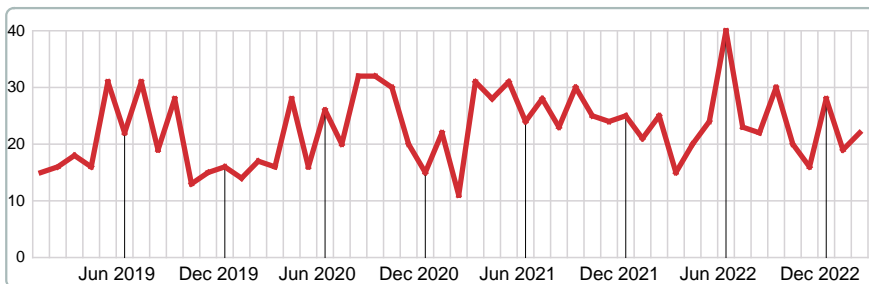
### FEBRUARY



### YEAR TO DATE (YTD)

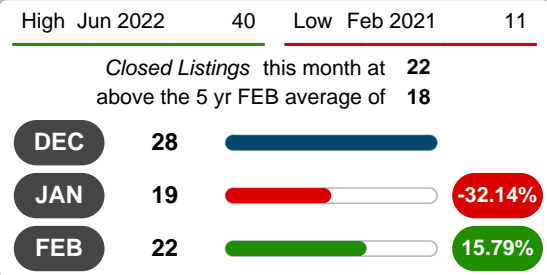


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 18



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	29.0	1	4	0	0
\$175,001 - \$275,000	5	22.73%	40.0	0	4	0	1
\$275,001 - \$300,000	4	18.18%	54.5	0	4	0	0
\$300,001 - \$475,000	2	9.09%	76.5	0	1	1	0
\$475,001 and up	3	13.64%	8.0	1	1	0	1
<b>Total Closed Units</b>	<b>22</b>			<b>3</b>	<b>16</b>	<b>1</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>5,514,725</b>	<b>100%</b>	<b>39.5</b>	<b>616.00K</b>	<b>3.50M</b>	<b>450.00K</b>	<b>950.00K</b>
<b>Median Closed Price</b>	<b>\$231,250</b>			<b>\$79,000</b>	<b>\$222,250</b>	<b>\$450,000</b>	<b>\$475,000</b>

# February 2023



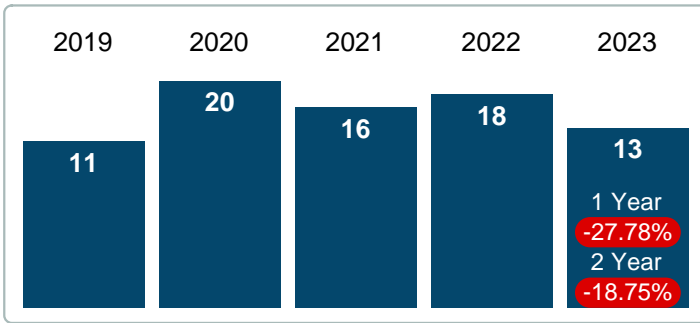
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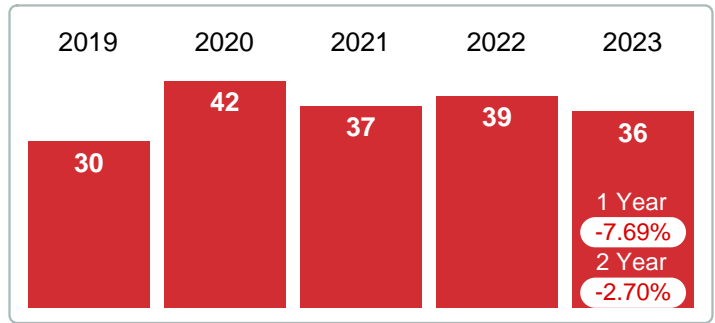
## PENDING LISTINGS

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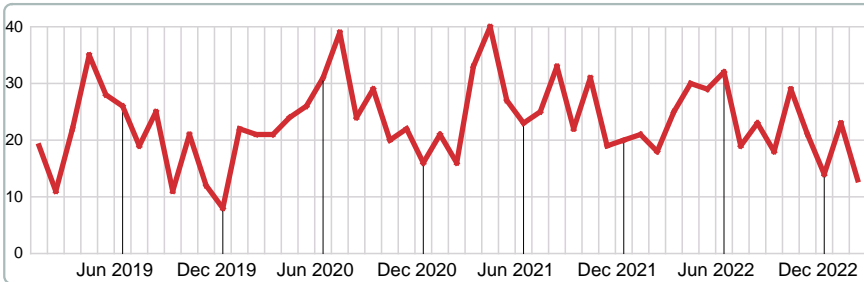
### FEBRUARY



### YEAR TO DATE (YTD)

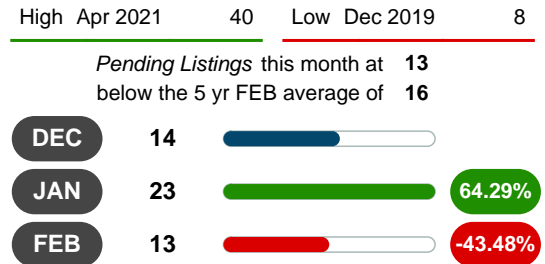


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 16



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	116.0	0	0	0	0
\$75,001 - \$100,000	2	15.38%	59.5	1	0	1	0
\$100,001 - \$225,000	5	38.46%	25.0	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
<b>Total Pending Units</b>	<b>13</b>			<b>4</b>	<b>6</b>	<b>3</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>2,814,525</b>	<b>100%</b>	<b>45.0</b>	<b>749.00K</b>	<b>1.61M</b>	<b>455.00K</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$175,725</b>			<b>\$135,000</b>	<b>\$237,450</b>	<b>\$120,000</b>	<b>\$0</b>

# February 2023



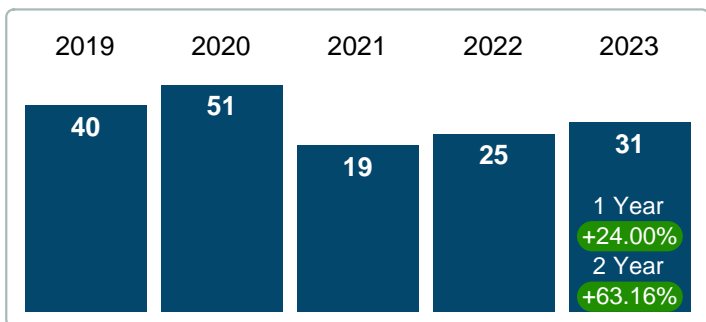
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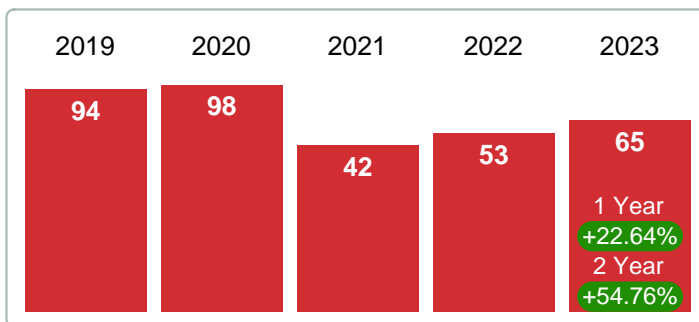
## NEW LISTINGS

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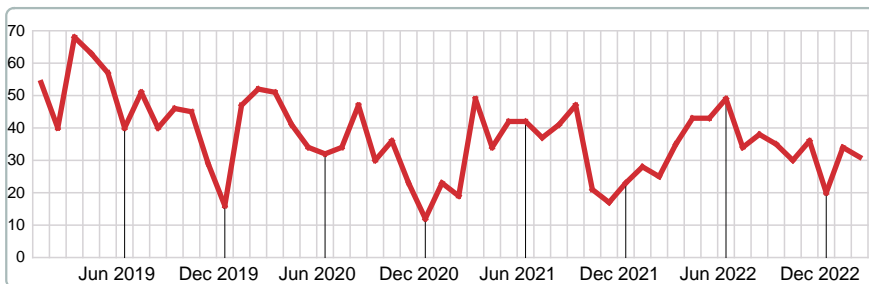
### FEBRUARY



### 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
<b>Total New Listed Units</b>	<b>31</b>		<b>7</b>	<b>17</b>	<b>5</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>10,674,199</b>	<b>100%</b>	<b>1.11M</b>	<b>5.31M</b>	<b>2.71M</b>	<b>1.55M</b>
<b>Median New Listed Listing Price</b>	<b>\$243,000</b>		<b>\$152,600</b>	<b>\$272,500</b>	<b>\$450,000</b>	<b>\$774,500</b>

# February 2023



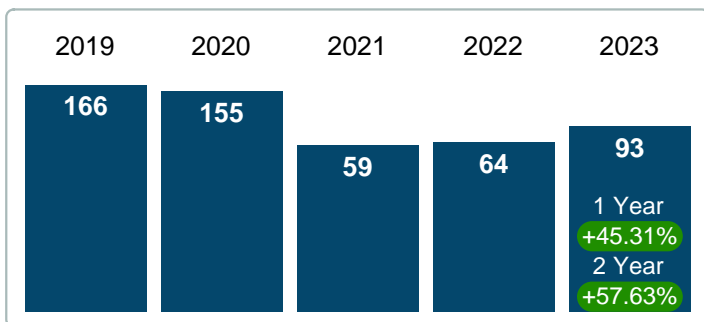
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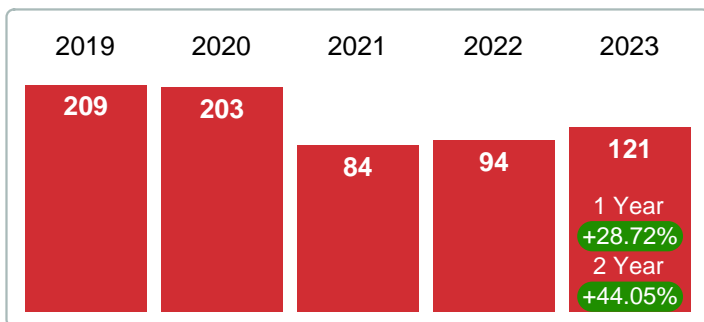
## ACTIVE INVENTORY

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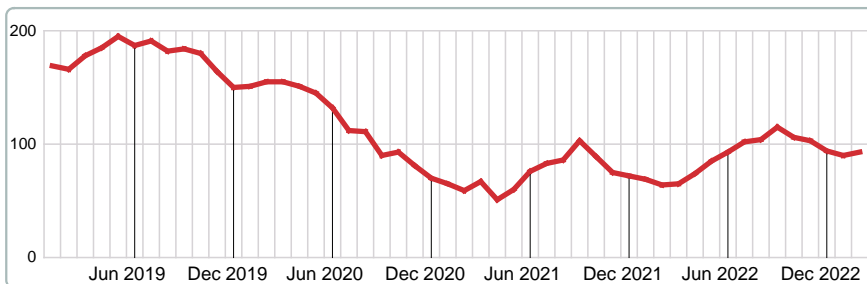
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

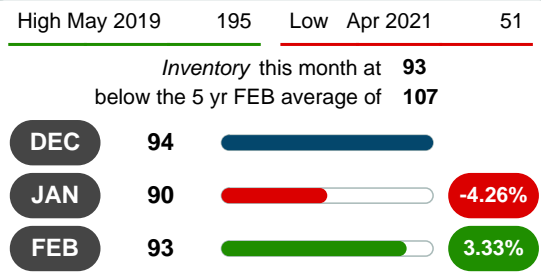


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 107



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9	9.68%	54.0	6	2	1	0
\$125,001 - \$125,000	0	0.00%	54.0	0	0	0	0
\$125,001 - \$200,000	26	27.96%	51.5	6	14	5	1
\$200,001 - \$350,000	23	24.73%	48.0	5	13	4	1
\$350,001 - \$450,000	14	15.05%	62.5	3	6	5	0
\$450,001 - \$650,000	12	12.90%	112.5	0	7	4	1
\$650,001 and up	9	9.68%	49.0	0	1	4	4
<b>Total Active Inventory by Units</b>	<b>93</b>			<b>20</b>	<b>43</b>	<b>23</b>	<b>7</b>
<b>Total Active Inventory by Volume</b>	<b>35,658,098</b>	<b>100%</b>	<b>54.0</b>	<b>3.86M</b>	<b>13.59M</b>	<b>13.90M</b>	<b>4.31M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$272,500</b>			<b>\$181,250</b>	<b>\$265,000</b>	<b>\$399,900</b>	<b>\$678,000</b>

# February 2023



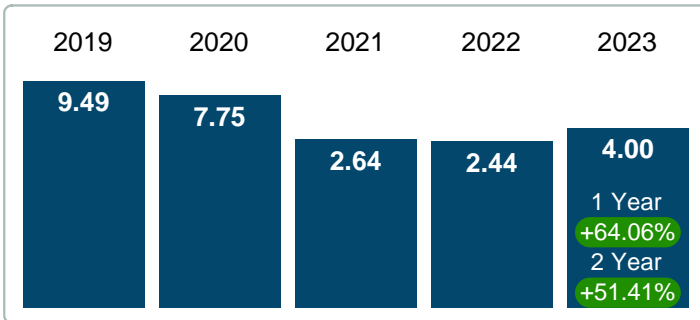
Area Delimited by County Of McIntosh - Residential Property Type



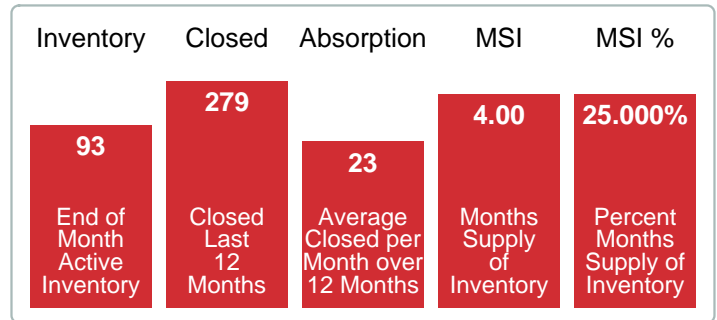
## MONTHS SUPPLY of INVENTORY (MSI)

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

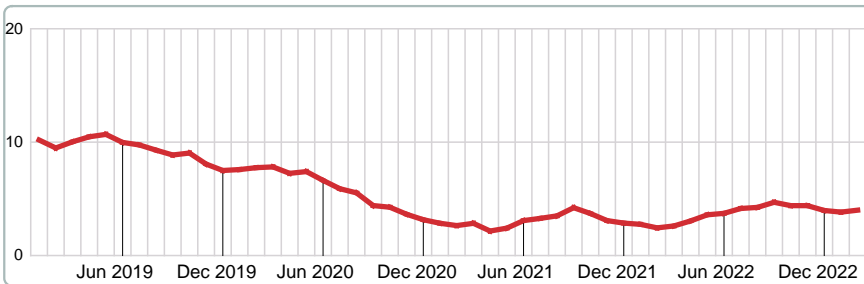
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2023



### 5 YEAR MARKET ACTIVITY TRENDS

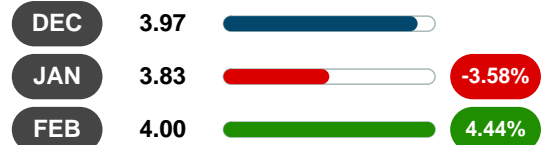


### 3 MONTHS

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		100%	4.00	20	43	23	7

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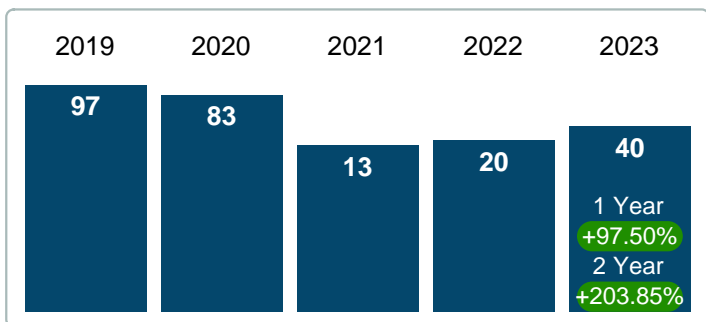
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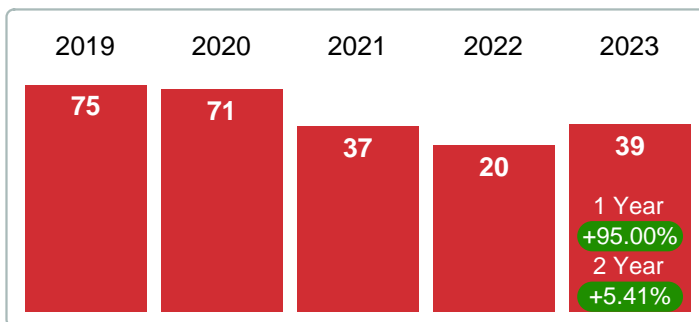
## MEDIAN DAYS ON MARKET TO SALE

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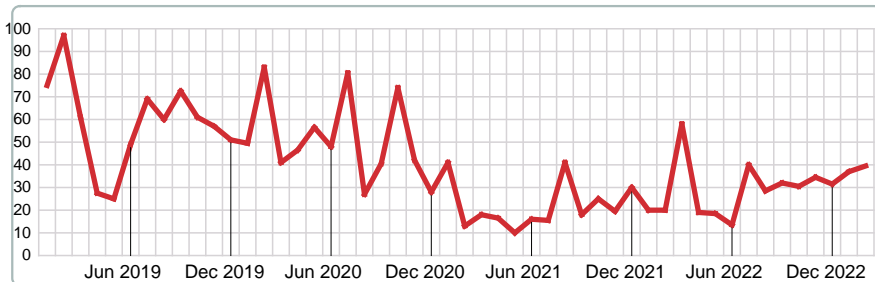
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

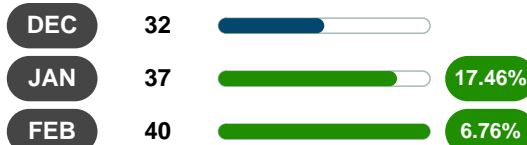


### 3 MONTHS

5 year FEB AVG = 51

High Feb 2019 97 Low May 2021 10

Median Days on Market to Sale this month at 40 below the 5 yr FEB average of 51



### 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
\$50,000 and less	2	9.09%	36	0	36	0	0
\$50,001 - \$75,000	1	4.55%	50	50	0	0	0
\$75,001 - \$175,000	5	22.73%	29	20	35	0	0
\$175,001 - \$275,000	5	22.73%	40	0	45	0	40
\$275,001 - \$300,000	4	18.18%	55	0	55	0	0
\$300,001 - \$475,000	2	9.09%	77	0	26	127	0
\$475,001 and up	3	13.64%	8	8	2	0	40
Median Closed DOM			40	20	36	127	40
Total Closed Units		100%	39.5	3	16	1	2
Total Closed Volume			5,514,725	616.00K	3.50M	450.00K	950.00K

# February 2023



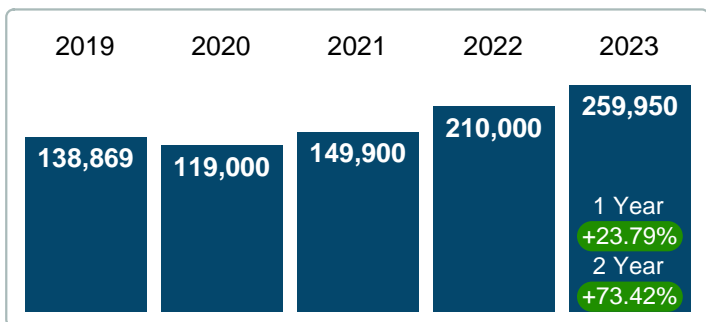
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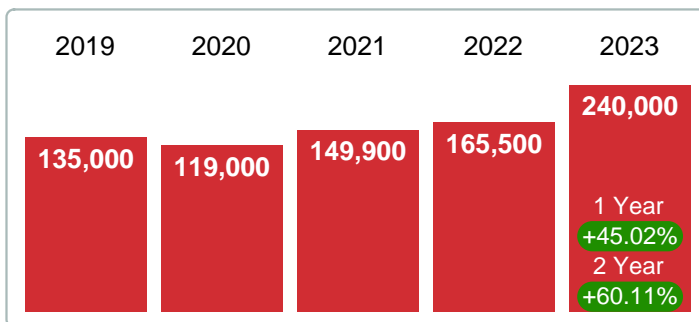
## MEDIAN LIST PRICE AT CLOSING

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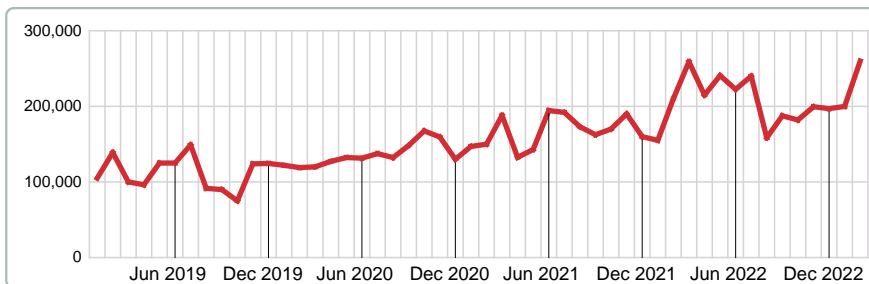
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

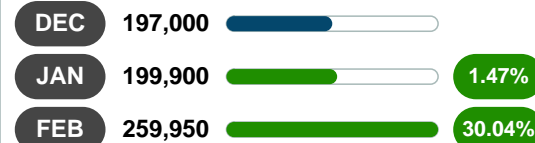


### 3 MONTHS

5 year FEB AVG = 175,544

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

Median List Price at Closing this month at **259,950**  
above the 5 yr FEB average of **175,544**



### 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
\$50,000 and less	0.00%	8	0	0	0	0
\$50,001 - \$75,000	13.64%	62,500	59,985	63,700	0	0
\$75,001 - \$175,000	18.18%	119,500	84,555	140,000	0	0
\$175,001 - \$275,000	22.73%	236,000	0	213,000	0	269,900
\$275,001 - \$300,000	22.73%	294,000	0	294,000	0	0
\$300,001 - \$475,000	9.09%	389,500	0	320,000	459,000	0
\$475,001 and up	13.64%	599,000	500,000	599,000	0	750,000
<b>Median List Price</b>		<b>259,950</b>	<b>84,555</b>	<b>243,000</b>	<b>459,000</b>	<b>509,950</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>259,950</b>	<b>3</b>	<b>16</b>	<b>1</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>5,860,565</b>	<b>644.54K</b>	<b>3.74M</b>	<b>459.00K</b>	<b>1.02M</b>



# February 2023



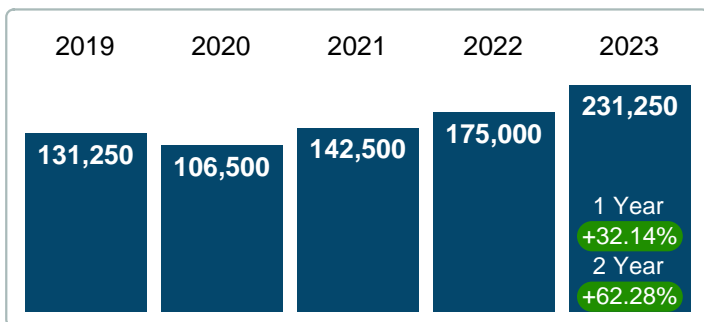
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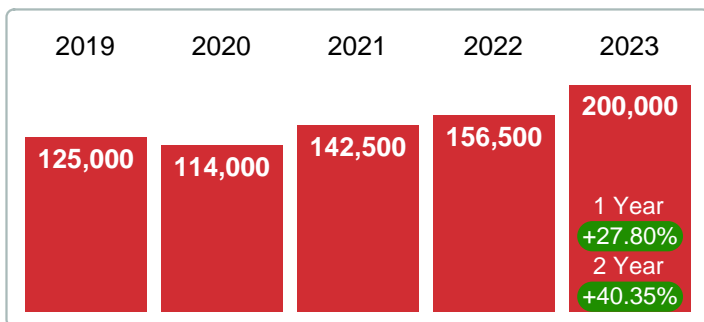
## MEDIAN SOLD PRICE AT CLOSING

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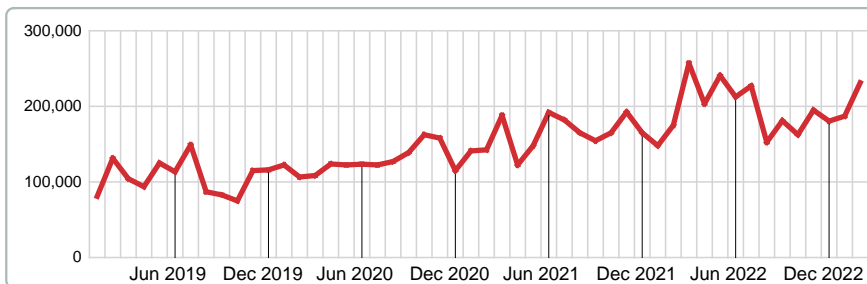
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

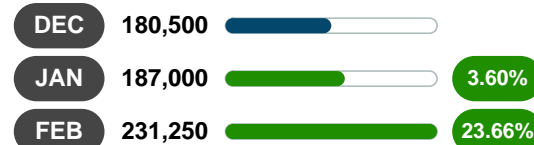


### 3 MONTHS

5 year FEB AVG = 157,300

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

Median Sold Price at Closing this month at 231,250 above the 5 yr FEB average of 157,300



### 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
\$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%	118,000	79,000	125,000	0	0
\$175,001 - \$275,000	22.73%	226,500	0	222,250	0	250,000
\$275,001 - \$300,000	18.18%	285,000	0	285,000	0	0
\$300,001 - \$475,000	9.09%	381,000	0	312,000	450,000	0
\$475,001 and up	13.64%	605,000	480,000	605,000	0	700,000
Median Sold Price		231,250	79,000	222,250	450,000	475,000
Total Closed Units	100%	231,250	3	16	1	2
Total Closed Volume		5,514,725	616.00K	3.50M	450.00K	950.00K

# February 2023



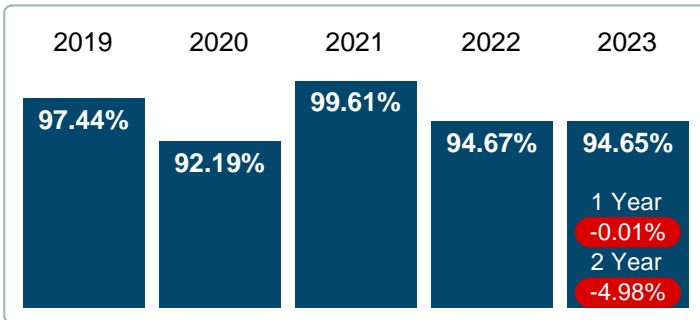
Area Delimited by County Of McIntosh - Residential Property Type



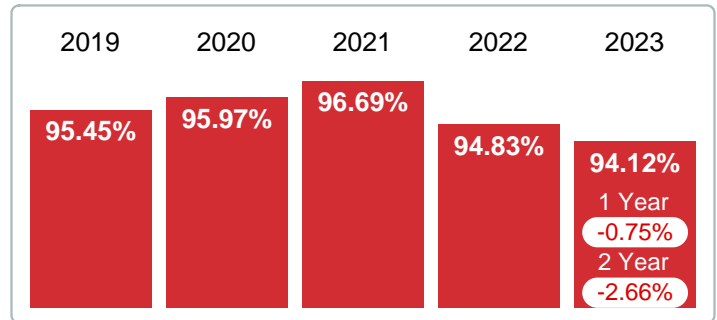
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

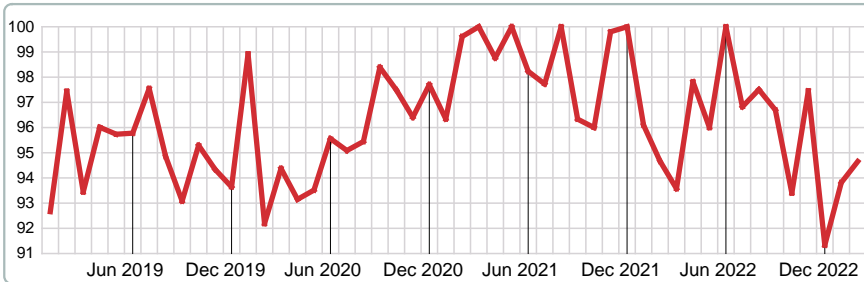
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

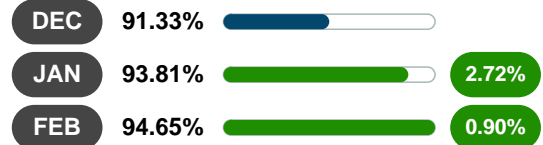


### 3 MONTHS

5 year FEB AVG = 95.71%

High Jun 2022 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **94.65%**  
 below the 5 yr FEB average of **95.71%**



## 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
\$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%	84.29%	93.43%	83.81%	0.00%	0.00%
\$175,001 - \$275,000	5	22.73%	92.63%	0.00%	93.60%	0.00%	92.63%
\$275,001 - \$300,000	4	18.18%	98.98%	0.00%	98.98%	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%	96.00%	96.00%	101.00%	0.00%	93.33%
Median Sold/List Ratio		94.65%		95.02%	94.96%	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



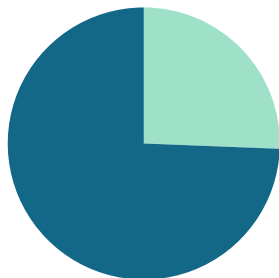
Area Delimited by County Of McIntosh - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

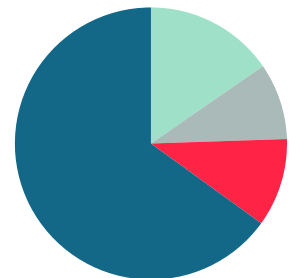


**Inventory**  
 New Listings  
**31 = 25.62%**  
 Start Inventory  
**90**  
 Total Inventory Units  
**121**  
 Volume  
**\$43,898,422**

### 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%
Median List Price	210,000	259,950	23.79%	165,500	240,000	45.02%
Median Sale Price	175,000	231,250	32.14%	156,500	200,000	27.80%
Median Percent of Selling Price to List Price	94.67%	94.65%	-0.01%	94.83%	94.12%	-0.75%
Median Days on Market to Sale	20.00	39.50	97.50%	20.00	39.00	95.00%
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

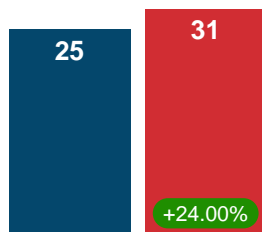
**Inventory** on February 28, 2023 = **93**

**2022** **2023**

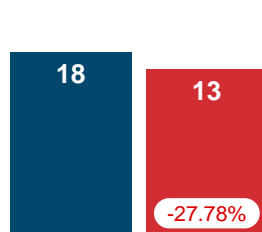
### FEBRUARY MARKET

### MEDIAN PRICES

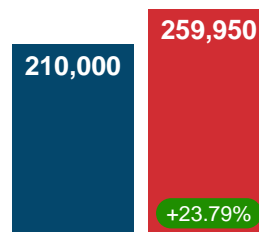
#### New Listings



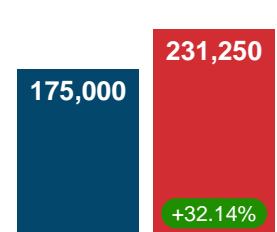
#### Pending Listings



#### List Price



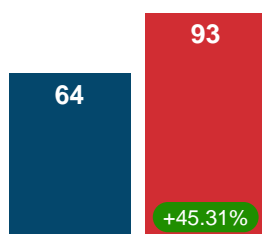
#### Sale Price



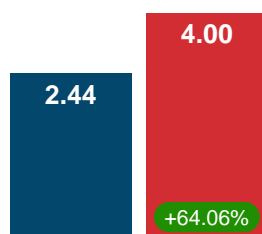
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

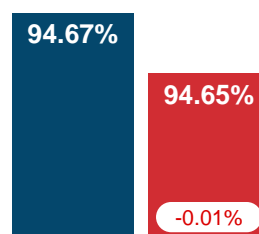
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

