

June 2023



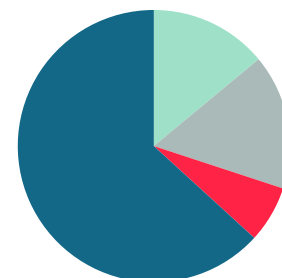
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 13, 2023 for MLS Technology Inc.

Compared Metrics	2022	June 2023	+/-%
Closed Listings	40	27	-32.50%
Pending Listings	32	31	-3.13%
New Listings	49	43	-12.24%
Median List Price	222,500	205,000	-7.87%
Median Sale Price	212,500	183,000	-13.88%
Median Percent of Selling Price to List Price	100.00%	96.83%	-3.17%
Median Days on Market to Sale	13.50	16.00	18.52%
End of Month Inventory	93	122	31.18%
Months Supply of Inventory	3.72	5.67	52.54%



■ Closed (13.99%)
■ Pending (16.06%)
■ Other OffMarket (6.74%)
■ Active (63.21%)

Absorption: Last 12 months, an Average of **22** Sales/Month
Active Inventory as of June 30, 2023 = **122**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2023 rose **31.18%** to 122 existing homes available for sale. Over the last 12 months this area has had an average of 22 closed sales per month. This represents an unsold inventory index of **5.67** 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 **13.88%** in June 2023 to \$183,000 versus the previous year at \$212,500.

Median Days on Market Lengthens

The median number of **16.00** days that homes spent on the market before selling increased by 2.50 days or **18.52%** in June 2023 compared to last year's same month at **13.50** DOM.

Sales Success for June 2023 is Positive

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

There were 43 New Listings in June 2023, down **12.24%** from last year at 49. Furthermore, there were 27 Closed Listings this month versus last year at 40, a **-32.50%** decrease.

Closed versus Listed trends yielded a **62.8%** ratio, down from previous year's, June 2022, at **81.6%**, a **23.08%** 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

June 2023



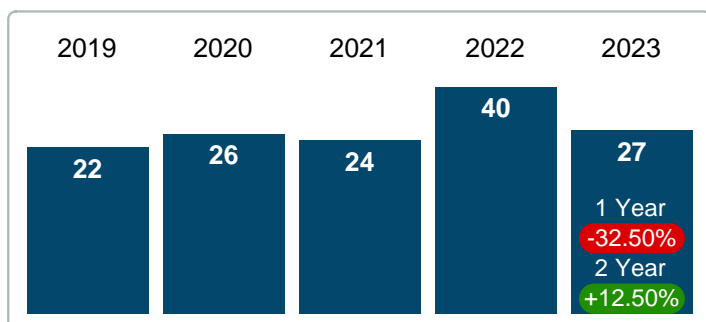
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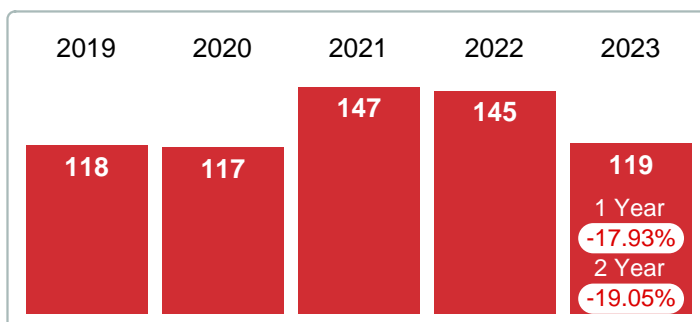
CLOSED LISTINGS

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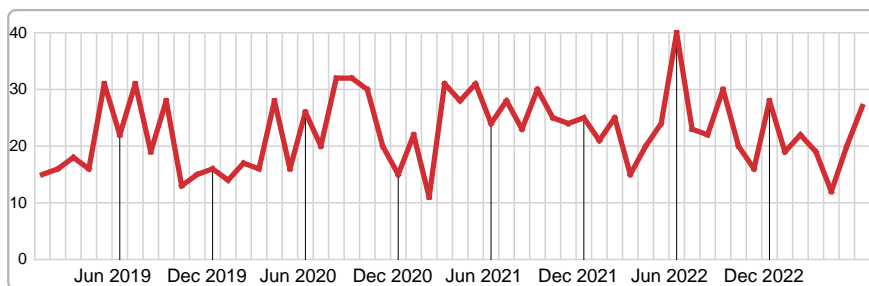
JUNE



YEAR TO DATE (YTD)

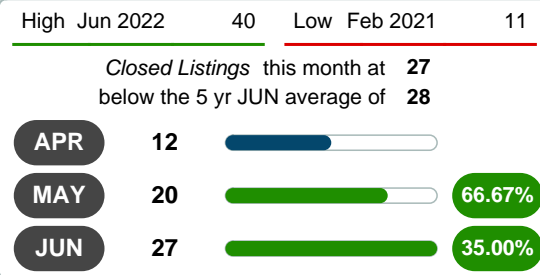


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 28



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	7.41%	66.0	0	2	0	0
\$50,001 - \$75,000	4	14.81%	6.5	3	1	0	0
\$75,001 - \$125,000	3	11.11%	2.0	2	1	0	0
\$125,001 - \$275,000	7	25.93%	6.0	3	3	1	0
\$275,001 - \$350,000	4	14.81%	56.0	0	3	0	1
\$350,001 - \$525,000	5	18.52%	20.0	0	3	1	1
\$525,001 and up	2	7.41%	84.0	0	1	0	1
Total Closed Units	27			8	14	2	3
Total Closed Volume	7,276,299	100%	16.0	886.40K	4.05M	704.00K	1.64M
Median Closed Price	\$183,000			\$90,000	\$244,500	\$352,000	\$500,000

June 2023



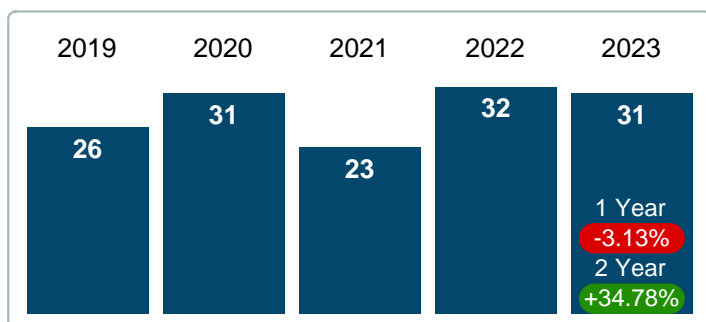
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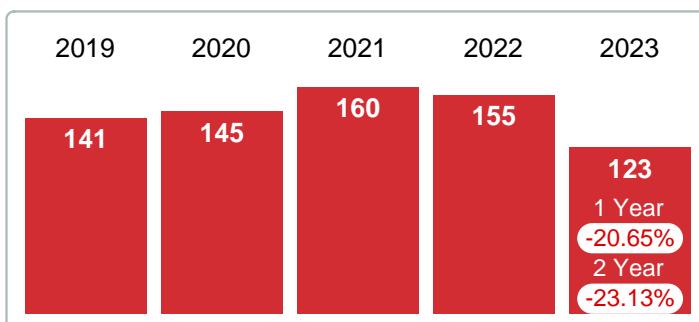
PENDING LISTINGS

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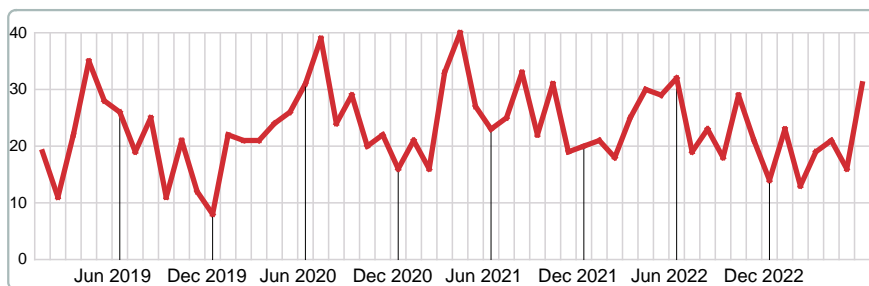
JUNE



YEAR TO DATE (YTD)

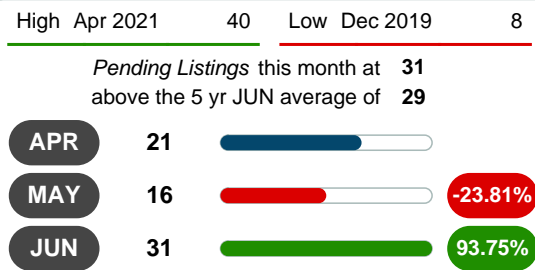


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 29



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	6.45%	44.0	1	1	0	0
\$75,001 - \$125,000	4	12.90%	40.5	2	2	0	0
\$125,001 - \$150,000	3	9.68%	151.0	1	2	0	0
\$150,001 - \$275,000	10	32.26%	18.0	3	7	0	0
\$275,001 - \$350,000	6	19.35%	57.0	1	4	1	0
\$350,001 - \$425,000	2	6.45%	116.0	0	1	1	0
\$425,001 and up	4	12.90%	66.5	1	1	2	0
Total Pending Units	31			9	18	4	0
Total Pending Volume	7,568,698	100%	56.0	1.68M	4.17M	1.71M	0.00B
Median Listing Price	\$215,000			\$165,000	\$207,500	\$424,950	\$0

June 2023



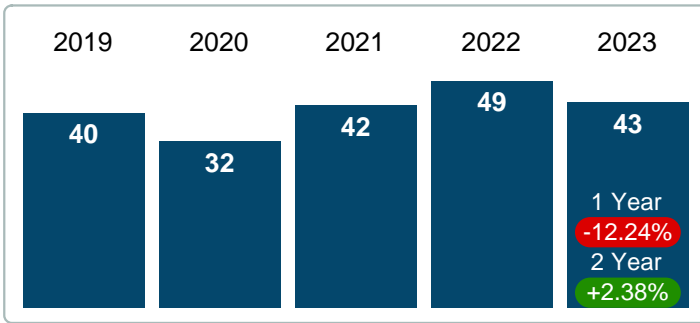
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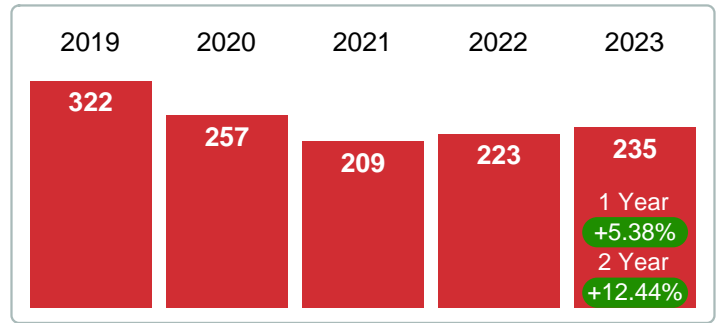
NEW LISTINGS

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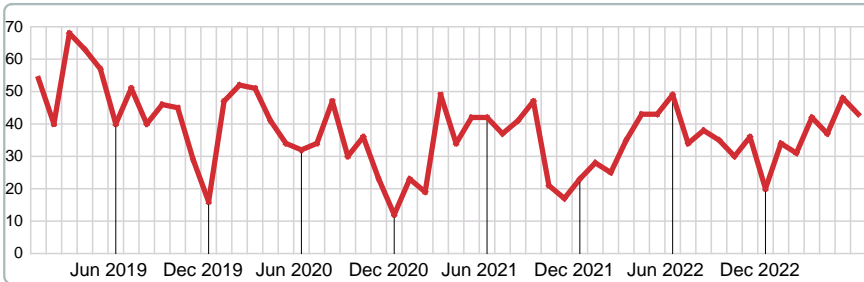
JUNE



YEAR TO DATE (YTD)

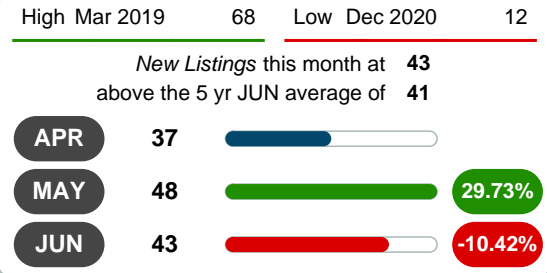


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 41



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	6.98%	0	3	0	0
\$75,001 - \$125,000	7	16.28%	4	3	0	0
\$125,001 - \$150,000	2	4.65%	0	1	1	0
\$150,001 - \$275,000	14	32.56%	6	8	0	0
\$275,001 - \$350,000	8	18.60%	1	6	1	0
\$350,001 - \$475,000	5	11.63%	0	3	1	1
\$475,001 and up	4	9.30%	0	1	3	0
Total New Listed Units	43		11	25	6	1
Total New Listed Volume	11,538,498	100%	1.79M	5.98M	3.40M	369.90K
Median New Listed Listing Price	\$200,000		\$165,000	\$220,000	\$474,450	\$369,900

June 2023



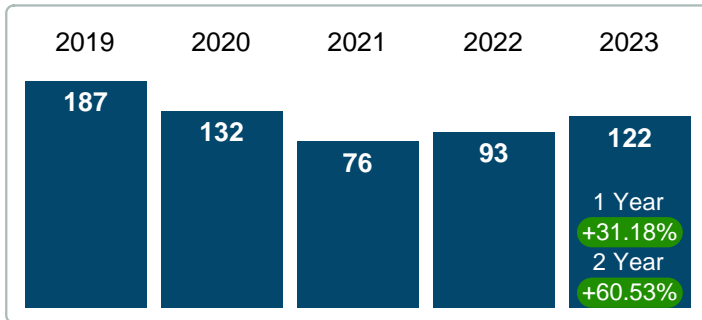
Area Delimited by County Of McIntosh - Residential Property Type



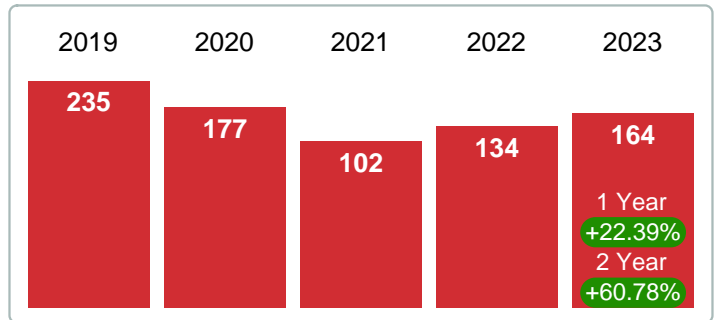
ACTIVE INVENTORY

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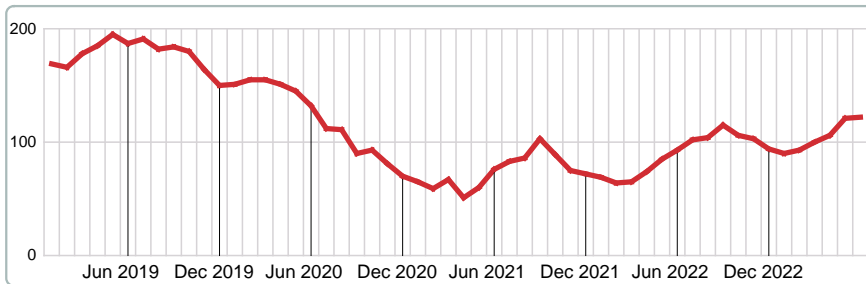
END OF JUNE



ACTIVE DURING JUNE

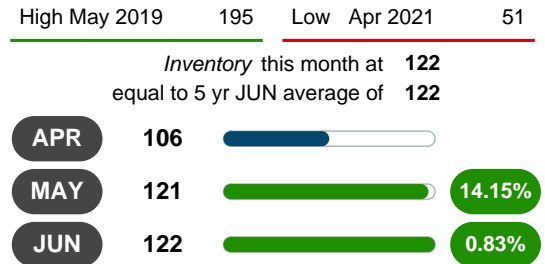


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 122



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	14	11.48%	29.5	6	8	0	0
\$125,001 - \$150,000	5	4.10%	43.0	0	4	1	0
\$150,001 - \$200,000	21	17.21%	42.0	11	7	3	0
\$200,001 - \$350,000	35	28.69%	70.0	10	18	7	0
\$350,001 - \$500,000	20	16.39%	66.5	2	10	5	3
\$500,001 - \$750,000	15	12.30%	102.0	0	11	3	1
\$750,001 and up	12	9.84%	55.0	1	2	7	2
Total Active Inventory by Units	122			30	60	26	6
Total Active Inventory by Volume	46,172,399	100%	58.5	7.21M	20.02M	15.19M	3.75M
Median Active Inventory Listing Price	\$279,250			\$188,700	\$277,000	\$424,950	\$564,950

June 2023



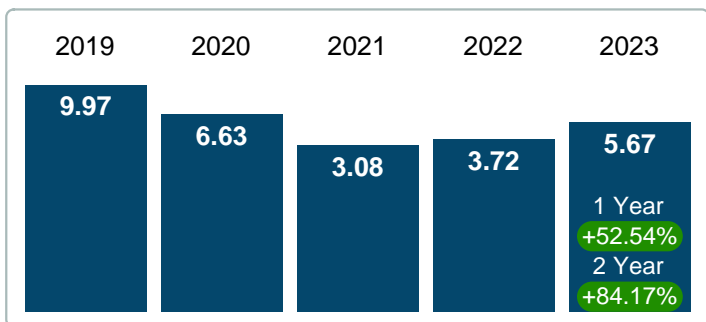
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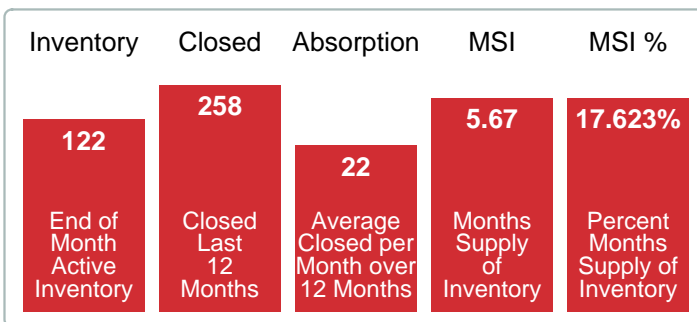
MONTHS SUPPLY of INVENTORY (MSI)

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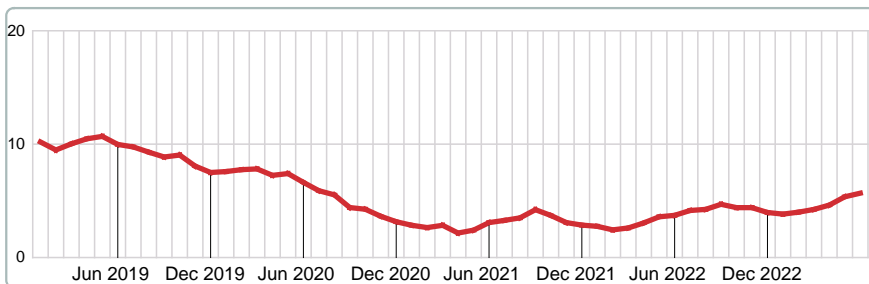
MSI FOR JUNE



INDICATORS FOR JUNE 2023



5 YEAR MARKET ACTIVITY TRENDS

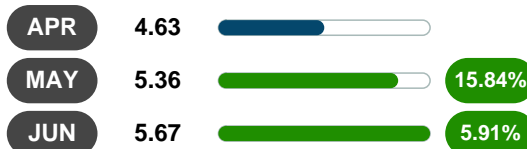


3 MONTHS

5 year JUN AVG = 5.82

High May 2019 10.68 Low Apr 2021 2.16

Months Supply this month at **5.67**
below the 5 yr JUN average of **5.82**



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	14	11.48%	2.40	2.18	2.91	0.00	0.00
\$125,001 - \$150,000	5	4.10%	2.40	0.00	3.43	6.00	0.00
\$150,001 - \$200,000	21	17.21%	6.15	8.25	3.82	12.00	0.00
\$200,001 - \$350,000	35	28.69%	5.75	13.33	4.60	6.46	0.00
\$350,001 - \$500,000	20	16.39%	8.57	8.00	9.23	7.50	9.00
\$500,001 - \$750,000	15	12.30%	10.59	0.00	12.00	7.20	12.00
\$750,001 and up	12	9.84%	36.00	0.00	24.00	84.00	12.00
Market Supply of Inventory (MSI)	5.67			5.14	5.11	8.67	6.55
Total Active Inventory by Units	122	100%	5.67	30	60	26	6

June 2023



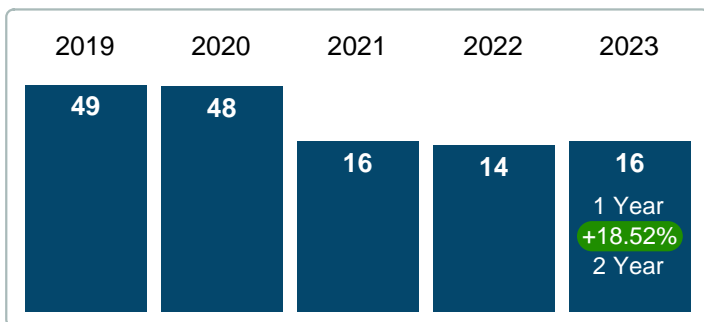
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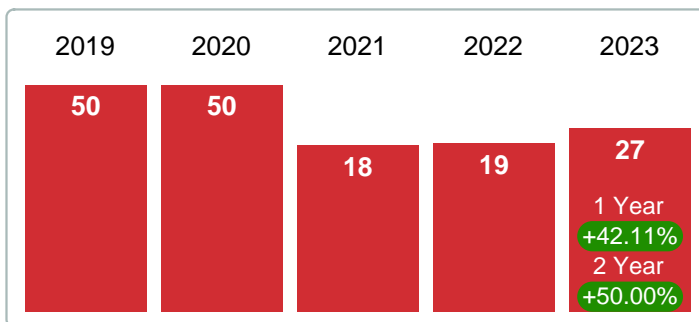
MEDIAN DAYS ON MARKET TO SALE

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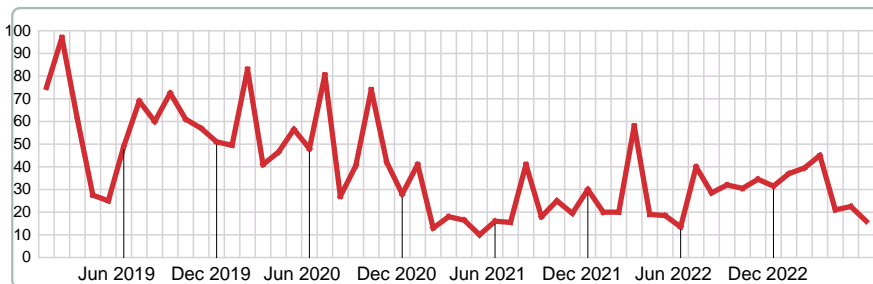
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

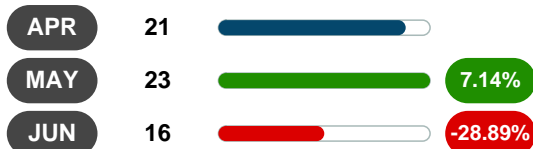


3 MONTHS

5 year JUN AVG = 29

High Feb 2019 97 Low May 2021 10

Median Days on Market to Sale this month at 16 below the 5 yr JUN average of 29



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	7.41%	66	0	66	0	0
\$50,001 - \$75,000	4	14.81%	7	6	36	0	0
\$75,001 - \$125,000	3	11.11%	2	2	13	0	0
\$125,001 - \$275,000	7	25.93%	6	6	9	3	0
\$275,001 - \$350,000	4	14.81%	56	0	19	0	129
\$350,001 - \$525,000	5	18.52%	20	0	19	56	266
\$525,001 and up	2	7.41%	84	0	145	0	23
Median Closed DOM			16	5	19	30	129
Total Closed Units		100%	16.0	8	14	2	3
Total Closed Volume			7,276,299	886.40K	4.05M	704.00K	1.64M

June 2023



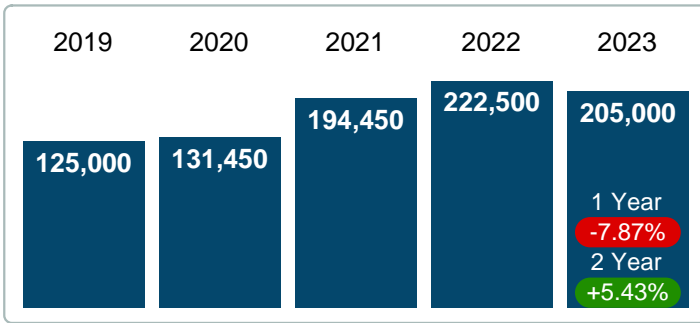
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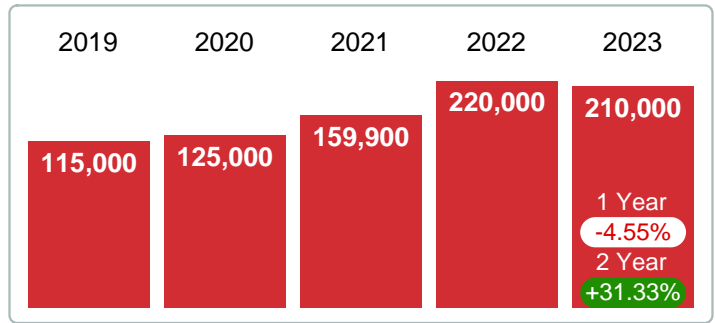
MEDIAN LIST PRICE AT CLOSING

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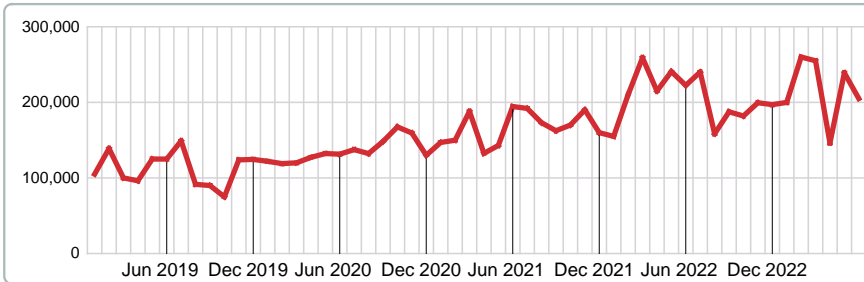
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

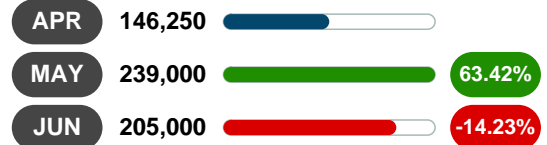


3 MONTHS

5 year JUN AVG = 175,680

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

Median List Price at Closing this month at **205,000**
above the 5 yr JUN average of **175,680**



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	2	7.41%	47,500	0	47,500	0	0
\$50,001 - \$75,000	3	11.11%	72,500	73,500	59,900	0	0
\$75,001 - \$125,000	4	14.81%	89,000	89,000	89,000	0	0
\$125,001 - \$275,000	7	25.93%	179,000	170,000	205,000	179,000	0
\$275,001 - \$350,000	3	11.11%	299,000	0	312,000	0	299,000
\$350,001 - \$525,000	6	22.22%	422,500	0	389,500	525,000	500,000
\$525,001 and up	2	7.41%	1,089,950	0	1,300,000	0	879,900
Median List Price			205,000	94,000	257,000	352,000	500,000
Total Closed Units		100%	205,000	8	14	2	3
Total Closed Volume			7,664,599	944.90K	4.34M	704.00K	1.68M

June 2023



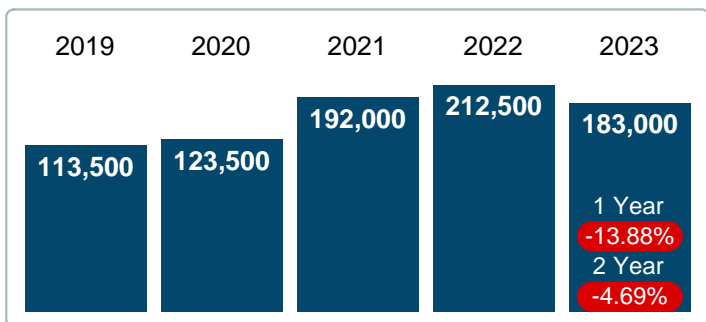
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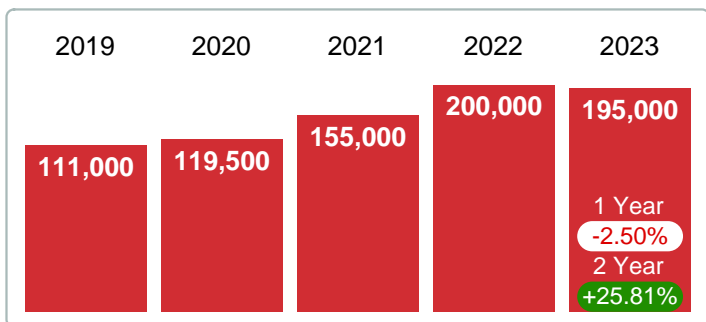
MEDIAN SOLD PRICE AT CLOSING

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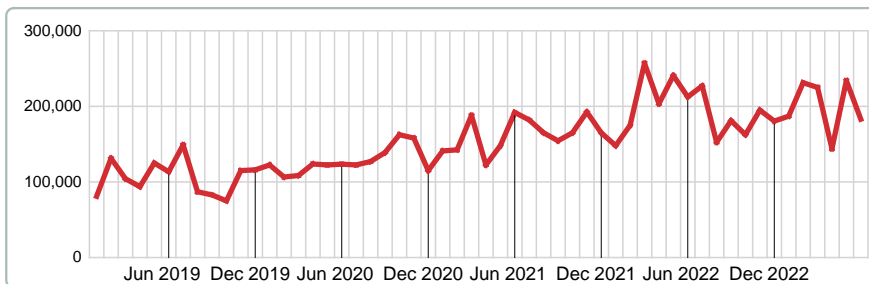
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

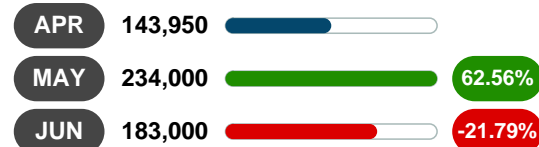


3 MONTHS

5 year JUN AVG = 164,900

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

Median Sold Price at Closing this month at 183,000 above the 5 yr JUN average of 164,900



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	2	7.41%	32,000	0	32,000	0	0
\$50,001 - \$75,000	4	14.81%	63,500	69,000	58,000	0	0
\$75,001 - \$125,000	3	11.11%	92,900	90,000	92,900	0	0
\$125,001 - \$275,000	7	25.93%	179,000	160,000	183,000	179,000	0
\$275,001 - \$350,000	4	14.81%	312,000	0	325,000	0	299,000
\$350,001 - \$525,000	5	18.52%	435,000	0	399,999	525,000	500,000
\$525,001 and up	2	7.41%	1,007,500	0	01,175,000	0	840,000
Median Sold Price			183,000	90,000	244,500	352,000	500,000
Total Closed Units		100%	183,000	8	14	2	3
Total Closed Volume			7,276,299	886.40K	4.05M	704.00K	1.64M

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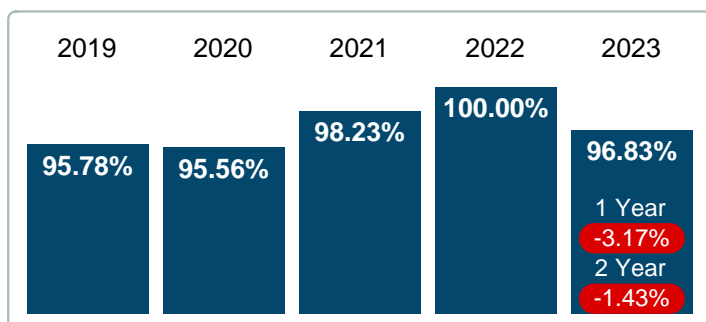
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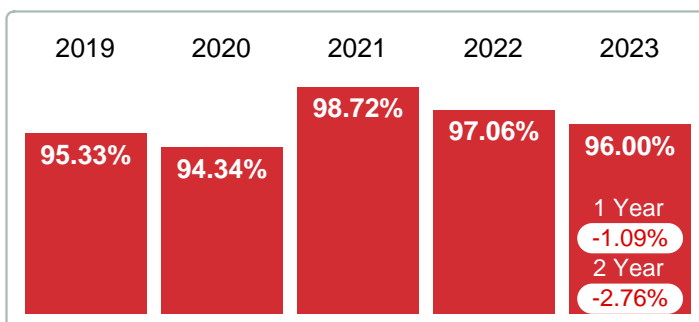
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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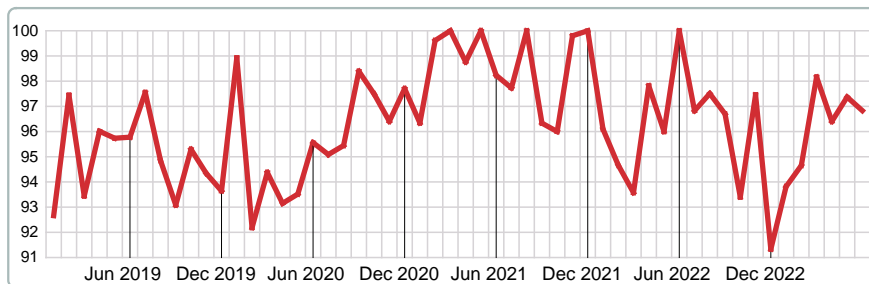
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

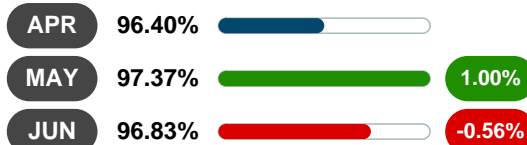


3 MONTHS

5 year JUN AVG = 97.28%

High Jun 2022 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **96.83%**
equal to 5 yr JUN average of **97.28%**



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	7.41%	67.78%	0.00%	67.78%	0.00%	0.00%	
\$50,001 - \$75,000	4	14.81%	96.00%	95.17%	96.83%	0.00%	0.00%	
\$75,001 - \$125,000	3	11.11%	100.00%	97.65%	104.38%	0.00%	0.00%	
\$125,001 - \$275,000	7	25.93%	96.89%	96.89%	93.55%	100.00%	0.00%	
\$275,001 - \$350,000	4	14.81%	96.66%	0.00%	93.31%	0.00%	100.00%	
\$350,001 - \$525,000	5	18.52%	100.00%	0.00%	97.75%	100.00%	100.00%	
\$525,001 and up	2	7.41%	92.93%	0.00%	90.38%	0.00%	95.47%	
Median Sold/List Ratio		96.83%		96.09%	93.61%	100.00%	100.00%	
Total Closed Units		27	100%	96.83%	8	14	2	3
Total Closed Volume		7,276,299			886.40K	4.05M	704.00K	1.64M

June 2023



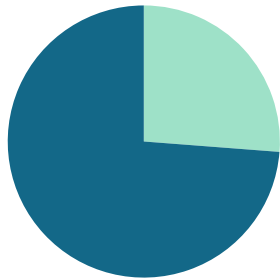
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Jul 13, 2023 for MLS Technology Inc.

INVENTORY

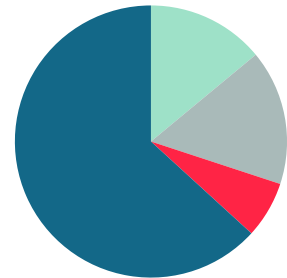


Inventory
 New Listings
43 = 26.22%
 Start Inventory
121
 Total Inventory Units
164
 Volume
\$59,473,497

Market Activity

Closed Sales
27 = 13.99%
 Pending Sales
31 = 16.06%
 Other Off Market
13 = 6.74%
 Active Inventory
122 = 63.21%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	40	27	-32.50%	145	119	-17.93%
Pending Sales	32	31	-3.13%	155	123	-20.65%
New Listings	49	43	-12.24%	223	235	5.38%
Median List Price	222,500	205,000	-7.87%	220,000	210,000	-4.55%
Median Sale Price	212,500	183,000	-13.88%	200,000	195,000	-2.50%
Median Percent of Selling Price to List Price	100.00%	96.83%	-3.17%	97.06%	96.00%	-1.09%
Median Days on Market to Sale	13.50	16.00	18.52%	19.00	27.00	42.11%
Monthly Inventory	93	122	31.18%	93	122	31.18%
Months Supply of Inventory	3.72	5.67	52.54%	3.72	5.67	52.54%

Absorption: Last 12 months, an Average of **22** Sales/Month

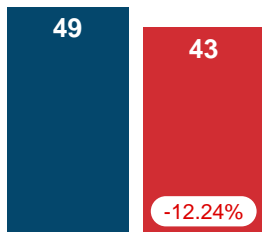
Inventory on June 30, 2023 = **122**

2022 **2023**

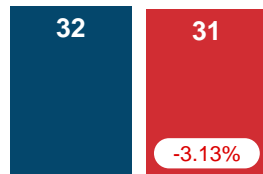
JUNE MARKET

MEDIAN PRICES

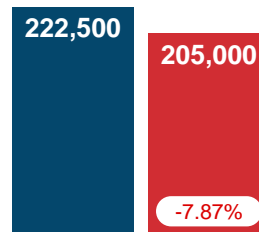
New Listings



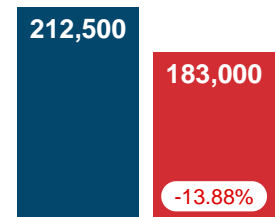
Pending Listings



List Price



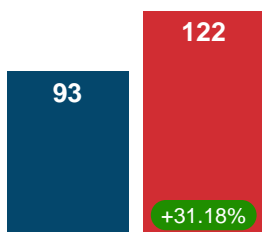
Sale Price



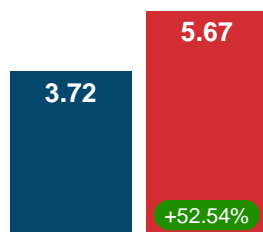
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

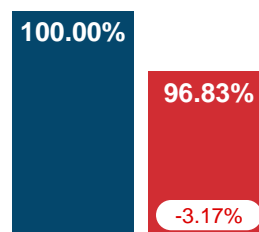
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

