



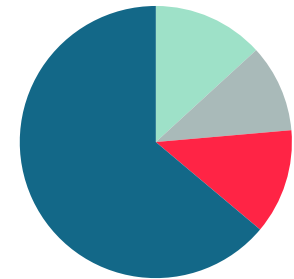
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 11, 2024 for MLS Technology Inc.

Compared Metrics	December		
	2022	2023	+/-%
Closed Listings	28	19	-32.14%
Pending Listings	14	15	7.14%
New Listings	20	23	15.00%
Median List Price	197,000	205,000	4.06%
Median Sale Price	180,500	205,000	13.57%
Median Percent of Selling Price to List Price	91.33%	95.20%	4.23%
Median Days on Market to Sale	31.50	62.00	96.83%
End of Month Inventory	94	92	-2.13%
Months Supply of Inventory	3.97	4.60	15.82%



■ Closed (13.19%)
■ Pending (10.42%)
■ Other OffMarket (12.50%)
■ Active (63.89%)

Absorption: Last 12 months, an Average of **20** Sales/Month
Active Inventory as of December 31, 2023 = **92**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2023 decreased **2.13%** to 92 existing homes available for sale. Over the last 12 months this area has had an average of 20 closed sales per month. This represents an unsold inventory index of **4.60** 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 **13.57%** in December 2023 to \$205,000 versus the previous year at \$180,500.

Median Days on Market Lengthens

The median number of **62.00** days that homes spent on the market before selling increased by 30.50 days or **96.83%** in December 2023 compared to last year's same month at **31.50** DOM.

Sales Success for December 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 23 New Listings in December 2023, up **15.00%** from last year at 20. Furthermore, there were 19 Closed Listings this month versus last year at 28, a **-32.14%** decrease.

Closed versus Listed trends yielded a **82.6%** ratio, down from previous year's, December 2022, at **140.0%**, a **40.99%** downswing. This will certainly create pressure on a decreasing 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

December 2023



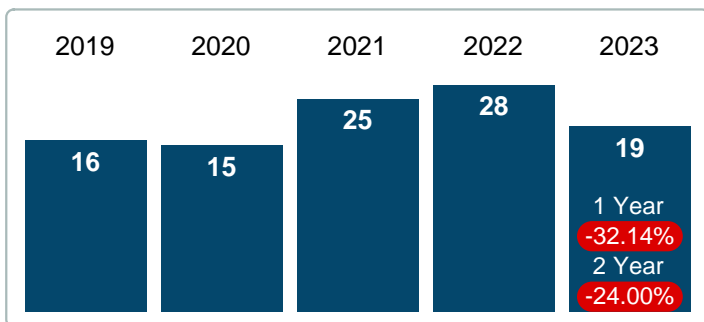
Area Delimited by County Of McIntosh - Residential Property Type



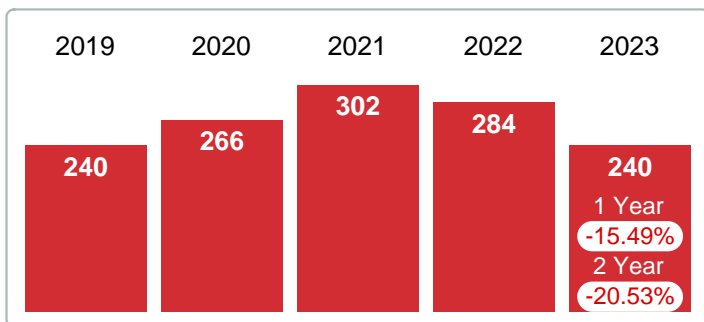
CLOSED LISTINGS

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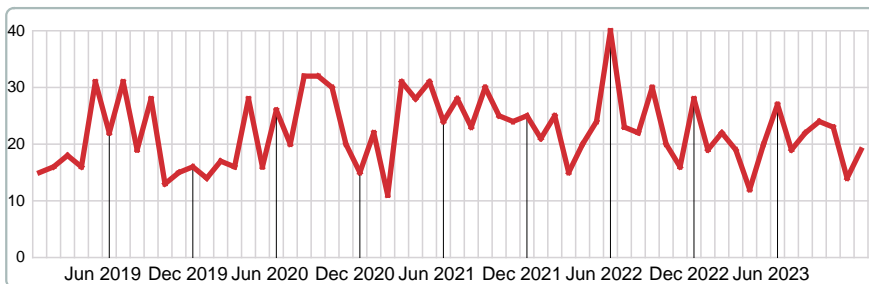
DECEMBER



YEAR TO DATE (YTD)

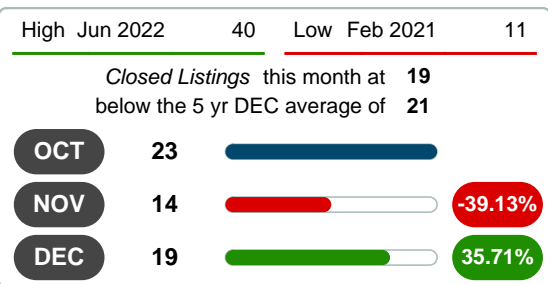


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC 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
\$75,000 and less	1	5.26%	1.0	1	0	0	0
\$75,001 - \$150,000	3	15.79%	39.0	2	1	0	0
\$150,001 - \$175,000	1	5.26%	132.0	1	0	0	0
\$175,001 - \$225,000	6	31.58%	48.0	2	3	0	1
\$225,001 - \$275,000	3	15.79%	70.0	0	3	0	0
\$275,001 - \$575,000	3	15.79%	8.0	0	0	3	0
\$575,001 and up	2	10.53%	73.0	0	0	1	1
Total Closed Units	19			6	7	4	2
Total Closed Volume	5,026,250	100%	62.0	830.00K	1.37M	1.93M	895.00K
Median Closed Price	\$205,000			\$145,000	\$200,000	\$519,500	\$447,500

December 2023



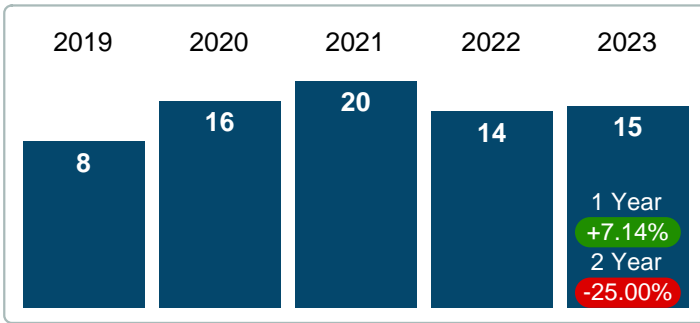
Area Delimited by County Of McIntosh - Residential Property Type



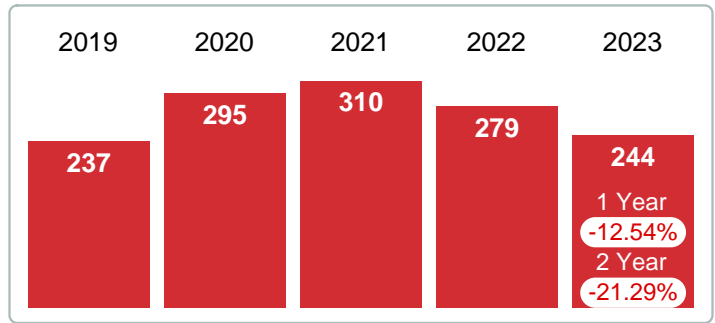
PENDING LISTINGS

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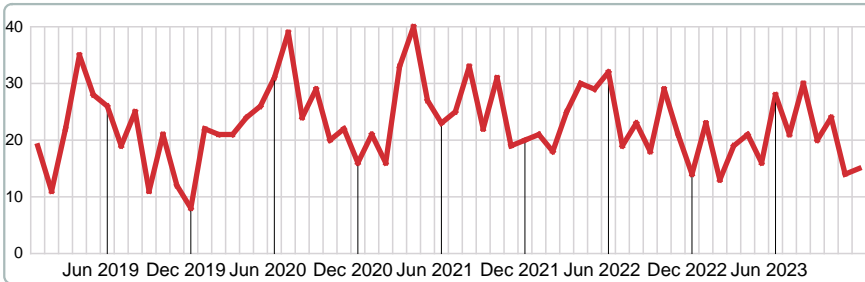
DECEMBER



YEAR TO DATE (YTD)

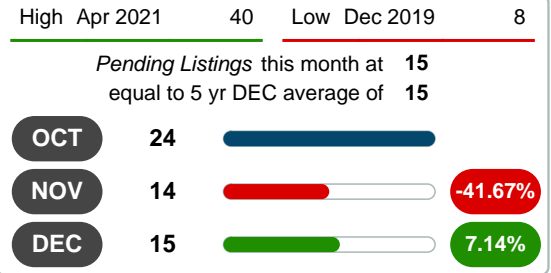


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 15



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	1	6.67%	10.0	1	0	0	0
\$150,001 - \$200,000	3	20.00%	18.0	1	1	1	0
\$200,001 - \$250,000	1	6.67%	102.0	1	0	0	0
\$250,001 - \$450,000	5	33.33%	30.0	0	1	3	1
\$450,001 - \$575,000	1	6.67%	87.0	1	0	0	0
\$575,001 - \$725,000	2	13.33%	71.5	0	0	1	1
\$725,001 and up	2	13.33%	18.5	0	2	0	0
Total Pending Units	15			4	4	5	2
Total Pending Volume	6,538,299	100%	30.0	1.03M	2.54M	1.92M	1.05M
Median Listing Price	\$399,999			\$210,000	\$567,500	\$419,000	\$524,500

December 2023



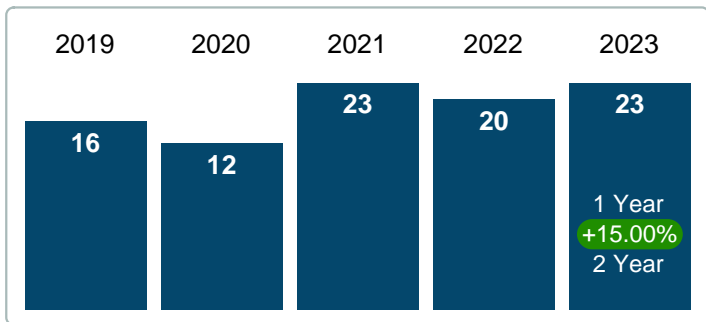
Area Delimited by County Of McIntosh - Residential Property Type



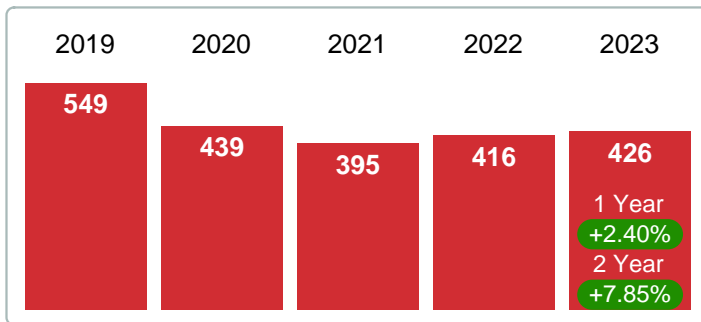
NEW LISTINGS

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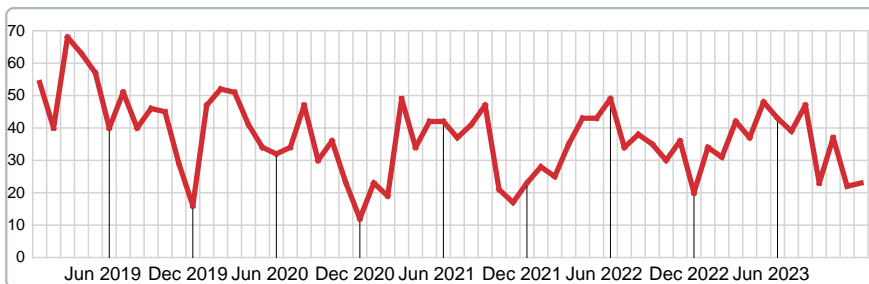
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 19

High Mar 2019 68 Low Dec 2020 12

New Listings this month at **23**
above the 5 yr DEC average of **19**

- OCT 37
- NOV 22 (-40.54%)
- DEC 23 (4.55%)

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	2	8.70%	2	0	0	0
\$125,001 - \$150,000	3	13.04%	1	2	0	0
\$150,001 - \$225,000	3	13.04%	1	1	1	0
\$225,001 - \$450,000	6	26.09%	0	4	2	0
\$450,001 - \$525,000	3	13.04%	0	3	0	0
\$525,001 - \$725,000	4	17.39%	0	0	1	3
\$725,001 and up	2	8.70%	0	1	1	0
Total New Listed Units	23		4	11	5	3
Total New Listed Volume	8,856,600	100%	465.50K	4.12M	2.34M	1.92M
Median New Listed Listing Price	\$275,000		\$137,000	\$245,000	\$419,000	\$650,000

December 2023



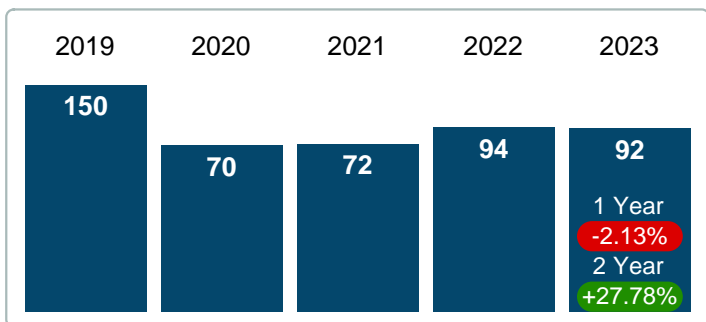
Area Delimited by County Of McIntosh - Residential Property Type



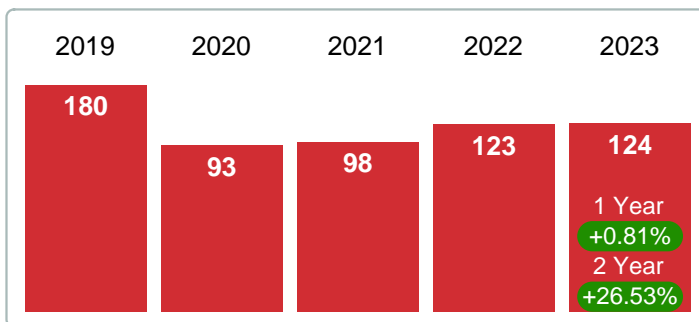
ACTIVE INVENTORY

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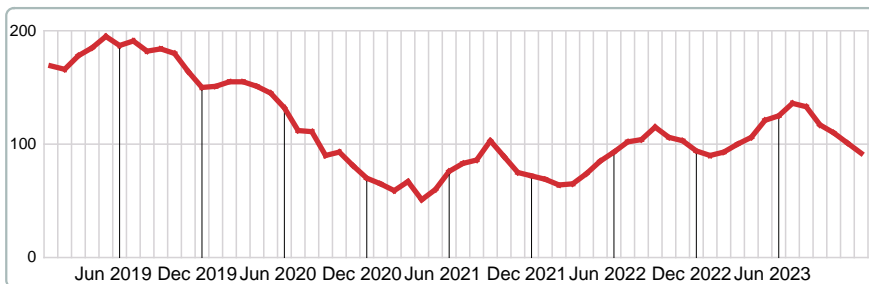
END OF DECEMBER



ACTIVE DURING DECEMBER

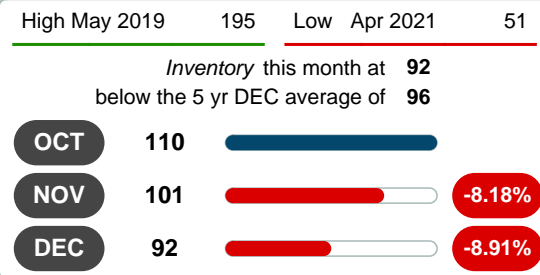


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 96



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	8.70%	127.5	3	4	1	0
\$100,001 - \$150,000	13	14.13%	45.0	5	8	0	0
\$150,001 - \$175,000	7	7.61%	85.0	5	1	1	0
\$175,001 - \$325,000	29	31.52%	110.0	8	18	3	0
\$325,001 - \$475,000	11	11.96%	72.0	1	5	5	0
\$475,001 - \$725,000	14	15.22%	50.0	0	9	3	2
\$725,001 and up	10	10.87%	181.5	0	3	6	1
Total Active Inventory by Units	92			22	48	19	3
Total Active Inventory by Volume	33,537,898	100%	86.0	3.67M	16.04M	11.58M	2.25M
Median Active Inventory Listing Price	\$242,500			\$175,000	\$249,450	\$475,000	\$725,000

December 2023



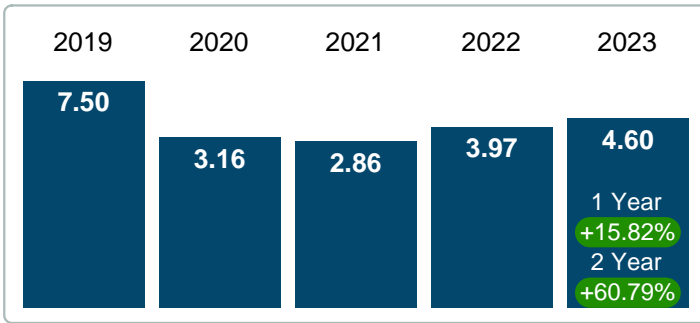
Area Delimited by County Of McIntosh - Residential Property Type



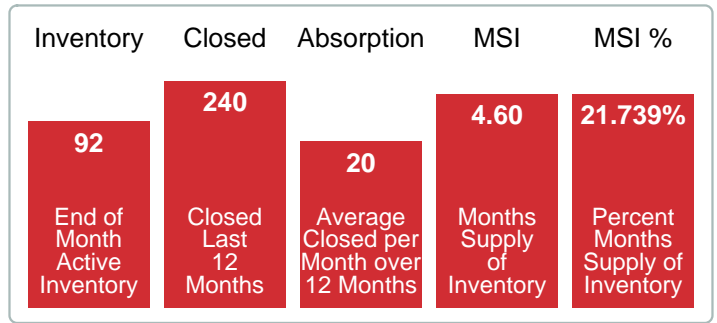
MONTHS SUPPLY of INVENTORY (MSI)

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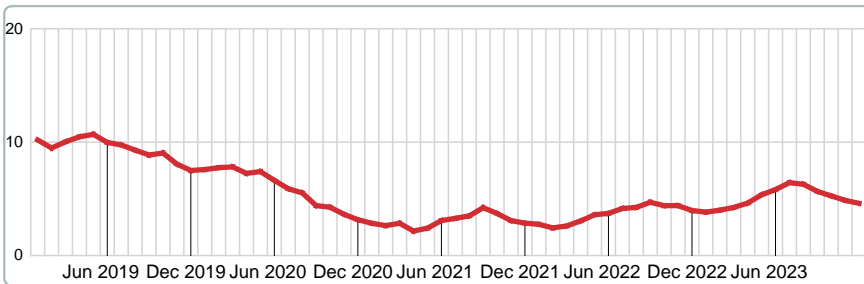
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2023



5 YEAR MARKET ACTIVITY TRENDS

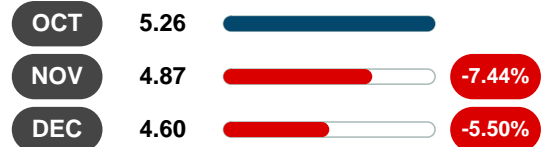


3 MONTHS

5 year DEC AVG = 4.42

High May 2019 10.68 Low Apr 2021 2.16

Months Supply this month at **4.60**
above the 5 yr DEC average of **4.42**



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
\$100,000 and less	8	8.70%	2.23	1.38	3.00	12.00	0.00
\$100,001 - \$150,000	13	14.13%	5.20	5.00	6.00	0.00	0.00
\$150,001 - \$175,000	7	7.61%	3.36	4.29	1.09	0.00	0.00
\$175,001 - \$325,000	29	31.52%	3.91	6.00	3.66	3.27	0.00
\$325,001 - \$475,000	11	11.96%	5.28	3.00	5.45	7.50	0.00
\$475,001 - \$725,000	14	15.22%	8.00	0.00	9.82	6.00	8.00
\$725,001 and up	10	10.87%	17.14	0.00	12.00	24.00	12.00
Market Supply of Inventory (MSI)			4.60	3.62	4.54	7.35	4.00
Total Active Inventory by Units		100%	4.60	22	48	19	3

December 2023



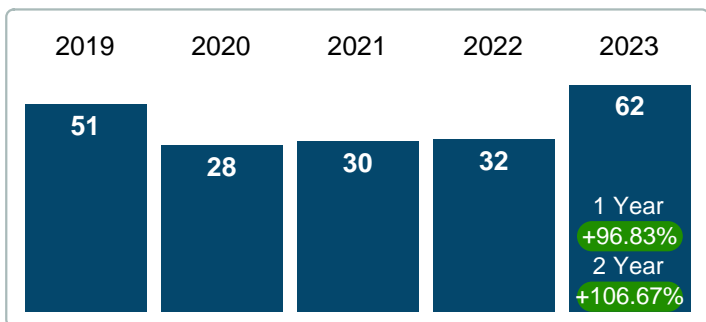
Area Delimited by County Of McIntosh - Residential Property Type



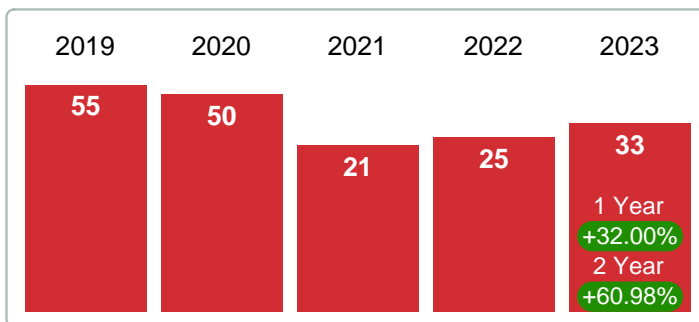
MEDIAN DAYS ON MARKET TO SALE

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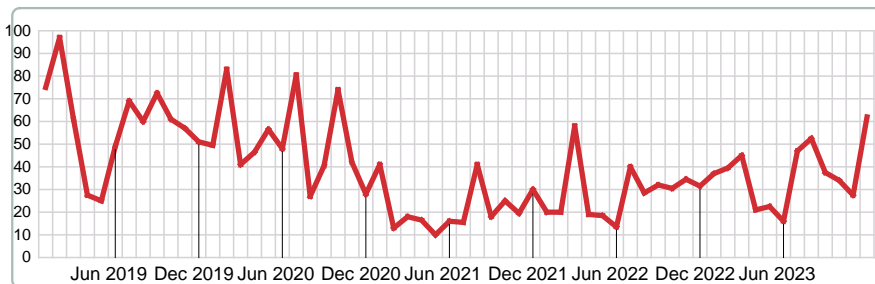
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

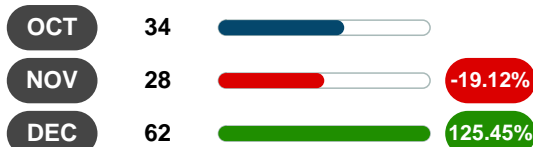


3 MONTHS

5 year DEC AVG = 41

High Feb 2019 97 Low May 2021 10

Median Days on Market to Sale this month at 62 above the 5 yr DEC average of 41



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
\$75,000 and less	5.26%	1	1	0	0	0
\$75,001 - \$150,000	15.79%	39	34	39	0	0
\$150,001 - \$175,000	5.26%	132	132	0	0	0
\$175,001 - \$225,000	31.58%	48	84	6	0	80
\$225,001 - \$275,000	15.79%	70	0	70	0	0
\$275,001 - \$575,000	15.79%	8	0	0	8	0
\$575,001 and up	10.53%	73	0	0	62	84
Median Closed DOM		62	41	39	35	82
Total Closed Units	100%	62.0	6	7	4	2
Total Closed Volume		5,026,250	830.00K	1.37M	1.93M	895.00K

December 2023



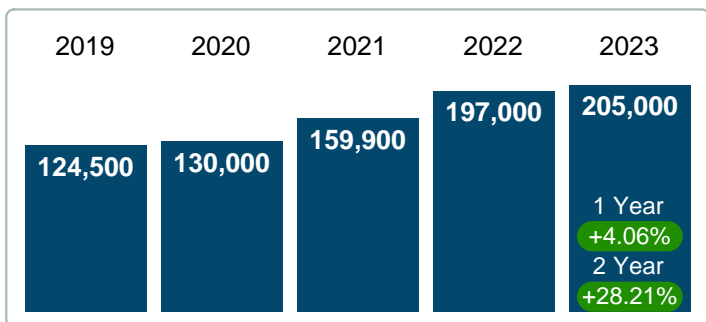
Area Delimited by County Of McIntosh - Residential Property Type



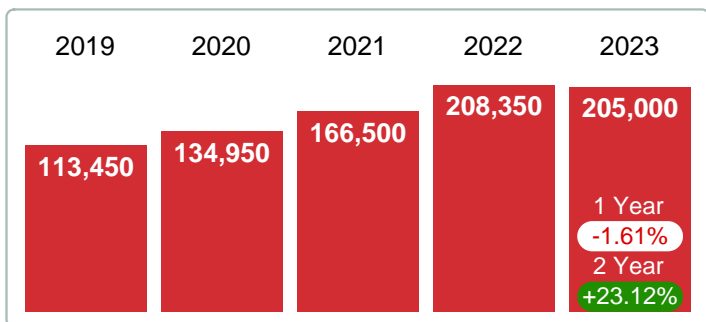
MEDIAN LIST PRICE AT CLOSING

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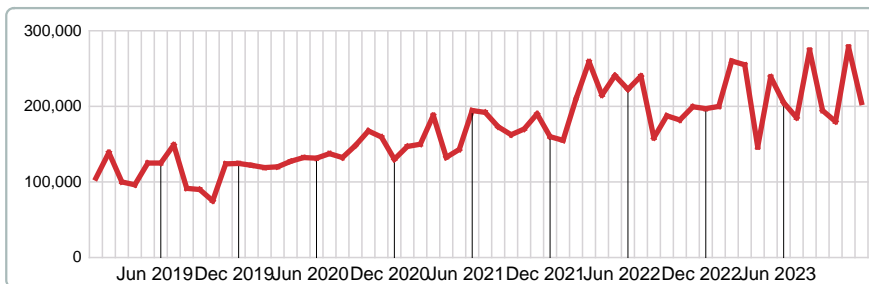
DECEMBER



YEAR TO DATE (YTD)

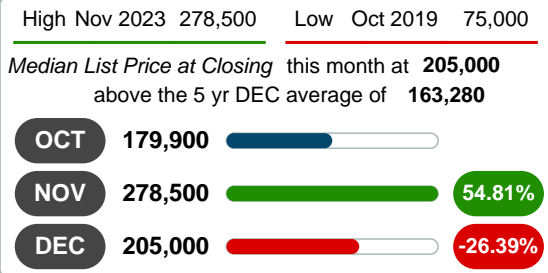


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 163,280



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
\$75,000 and less	1	5.26%	25,000	25,000	0	0	0
\$75,001 - \$150,000	2	10.53%	130,000	130,000	130,000	0	0
\$150,001 - \$175,000	1	5.26%	169,900	169,900	0	0	0
\$175,001 - \$225,000	6	31.58%	194,950	199,900	185,000	0	0
\$225,001 - \$275,000	4	21.05%	244,500	0	249,000	0	240,000
\$275,001 - \$575,000	3	15.79%	499,000	0	0	499,000	0
\$575,001 and up	2	10.53%	687,500	0	0	625,000	750,000
Median List Price			205,000	179,950	205,000	517,000	495,000
Total Closed Units		100%	205,000	6	7	4	2
Total Closed Volume			5,367,599	919.80K	1.45M	2.01M	990.00K

December 2023



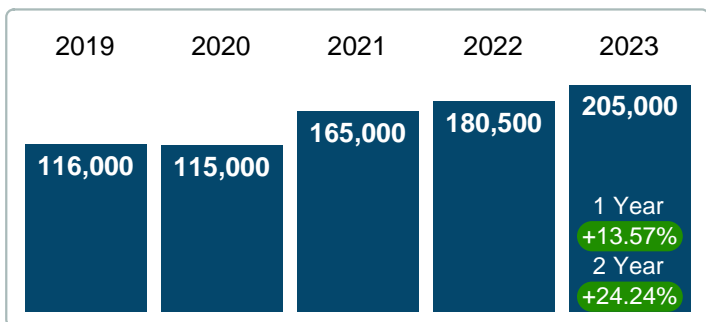
Area Delimited by County Of McIntosh - Residential Property Type



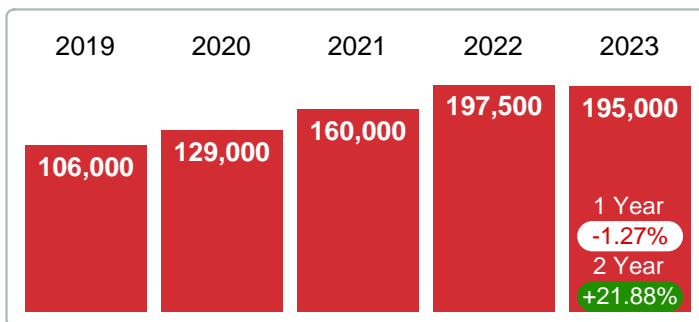
MEDIAN SOLD PRICE AT CLOSING

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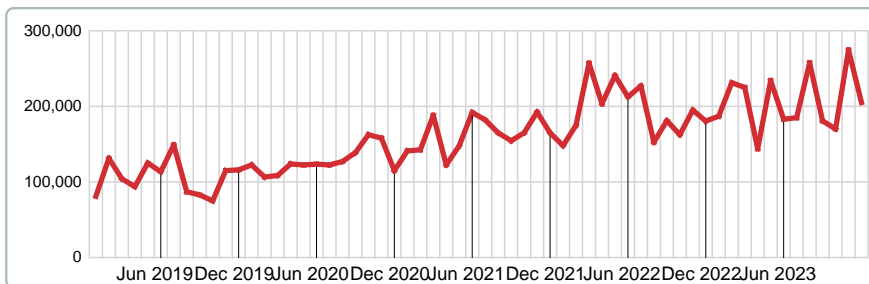
DECEMBER



YEAR TO DATE (YTD)

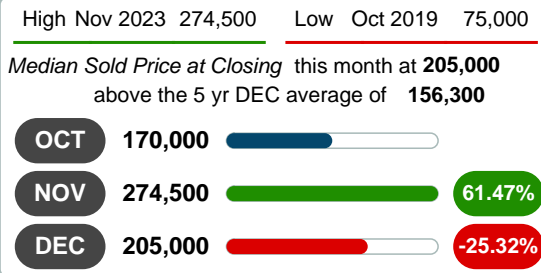


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 156,300



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
\$75,000 and less	5.26%	20,000	20,000	0	0	0
\$75,001 - \$150,000	15.79%	120,000	125,000	82,950	0	0
\$150,001 - \$175,000	5.26%	160,000	160,000	0	0	0
\$175,001 - \$225,000	31.58%	197,500	200,000	185,000	0	220,000
\$225,001 - \$275,000	15.79%	230,000	0	230,000	0	0
\$275,001 - \$575,000	15.79%	499,000	0	0	499,000	0
\$575,001 and up	10.53%	635,000	0	0	595,000	675,000
Median Sold Price		205,000	145,000	200,000	519,500	447,500
Total Closed Units	100%	205,000	6	7	4	2
Total Closed Volume		5,026,250	830.00K	1.37M	1.93M	895.00K

December 2023



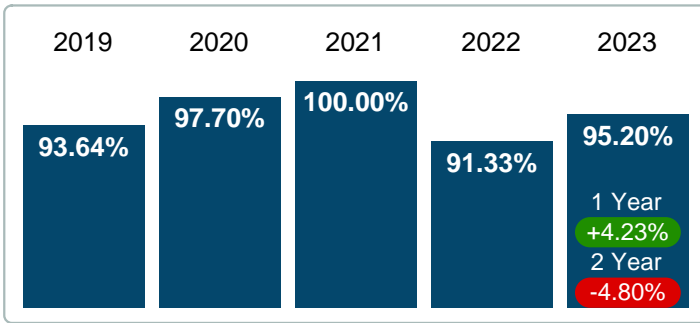
Area Delimited by County Of McIntosh - Residential Property Type



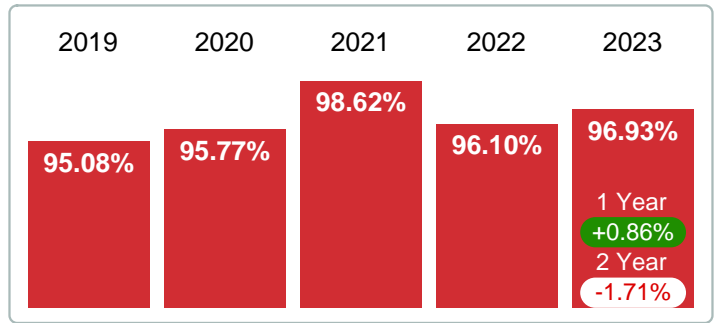
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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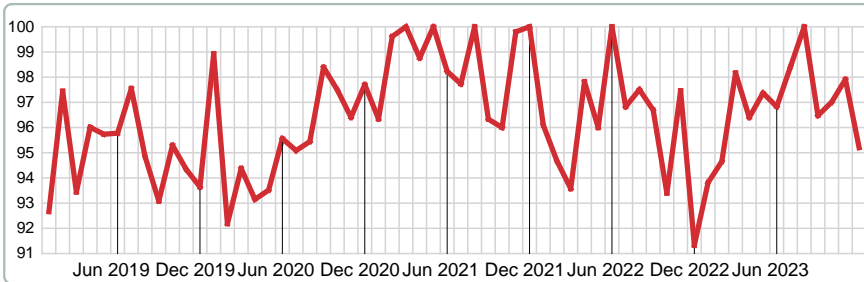
DECEMBER



YEAR TO DATE (YTD)

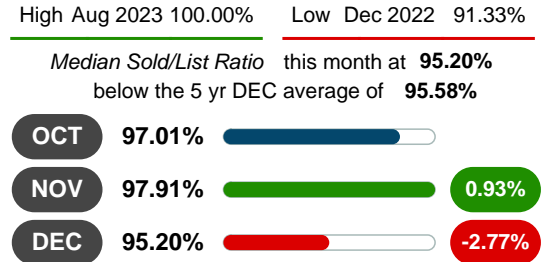


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 95.58%



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	
\$75,000 and less	1	5.26%	80.00%	80.00%	0.00%	0.00%	0.00%	
\$75,001 - \$150,000	3	15.79%	63.81%	81.58%	63.81%	0.00%	0.00%	
\$150,001 - \$175,000	1	5.26%	94.17%	94.17%	0.00%	0.00%	0.00%	
\$175,001 - \$225,000	6	31.58%	98.78%	98.84%	100.00%	0.00%	91.67%	
\$225,001 - \$275,000	3	15.79%	95.83%	0.00%	95.83%	0.00%	0.00%	
\$275,001 - \$575,000	3	15.79%	100.00%	0.00%	0.00%	100.00%	0.00%	
\$575,001 and up	2	10.53%	92.60%	0.00%	0.00%	95.20%	90.00%	
Median Sold/List Ratio		95.20%		94.65%	97.56%	97.60%	90.83%	
Total Closed Units		19	100%	95.20%	6	7	4	2
Total Closed Volume		5,026,250			830.00K	1.37M	1.93M	895.00K

December 2023



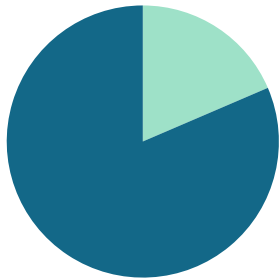
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Jan 11, 2024 for MLS Technology Inc.

INVENTORY

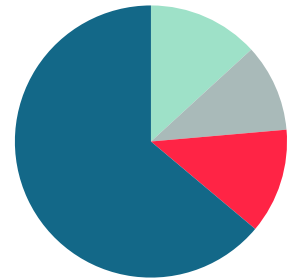


Inventory
 New Listings
23 = 18.55%
 Start Inventory
101
 Total Inventory Units
124
 Volume
\$44,366,696

Market Activity

Closed Sales
19 = 13.19%
 Pending Sales
15 = 10.42%
 Other Off Market
18 = 12.50%
 Active Inventory
92 = 63.89%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	28	19	-32.14%	284	240	-15.49%
Pending Sales	14	15	7.14%	279	244	-12.54%
New Listings	20	23	15.00%	416	426	2.40%
Median List Price	197,000	205,000	4.06%	208,350	205,000	-1.61%
Median Sale Price	180,500	205,000	13.57%	197,500	195,000	-1.27%
Median Percent of Selling Price to List Price	91.33%	95.20%	4.23%	96.10%	96.93%	0.86%
Median Days on Market to Sale	31.50	62.00	96.83%	25.00	33.00	32.00%
Monthly Inventory	94	92	-2.13%	94	92	-2.13%
Months Supply of Inventory	3.97	4.60	15.82%	3.97	4.60	15.82%

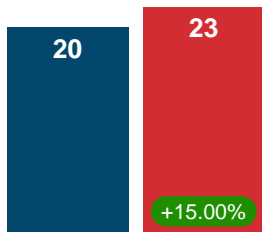
Absorption: Last 12 months, an Average of **20** Sales/Month

Inventory on December 31, 2023 = **92** 2022 2023

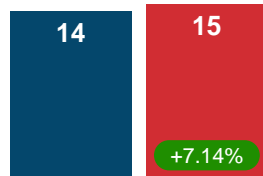
DECEMBER MARKET

MEDIAN PRICES

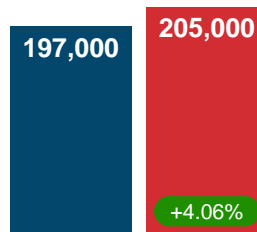
New Listings



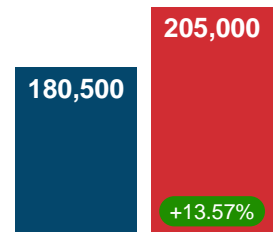
Pending Listings



List Price



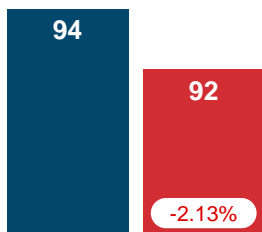
Sale Price



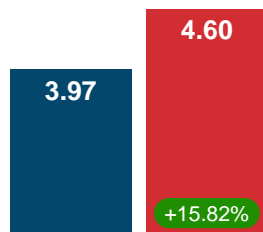
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

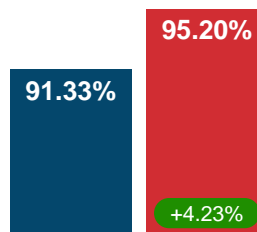
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

