

January 2024



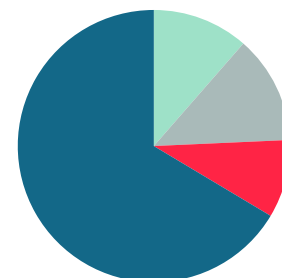
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Feb 12, 2024 for MLS Technology Inc.

Compared Metrics	2023	January 2024	+/-%
Closed Listings	19	16	-15.79%
Pending Listings	23	18	-21.74%
New Listings	34	30	-11.76%
Median List Price	199,900	248,500	24.31%
Median Sale Price	187,000	238,500	27.54%
Median Percent of Selling Price to List Price	93.81%	95.02%	1.28%
Median Days on Market to Sale	37.00	90.00	143.24%
End of Month Inventory	90	93	3.33%
Months Supply of Inventory	3.83	4.71	22.95%



■ Closed (11.43%)
■ Pending (12.86%)
■ Other OffMarket (9.29%)
■ Active (66.43%)

Absorption: Last 12 months, an Average of **20** Sales/Month
Active Inventory as of January 31, 2024 = **93**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2024 rose **3.33%** to 93 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 **4.71** 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 **27.54%** in January 2024 to \$238,500 versus the previous year at \$187,000.

Median Days on Market Lengthens

The median number of **90.00** days that homes spent on the market before selling increased by 53.00 days or **143.24%** in January 2024 compared to last year's same month at **37.00** DOM.

Sales Success for January 2024 is Positive

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

There were 30 New Listings in January 2024, down **11.76%** from last year at 34. Furthermore, there were 16 Closed Listings this month versus last year at 19, a **-15.79%** decrease.

Closed versus Listed trends yielded a **53.3%** ratio, down from previous year's, January 2023, at **55.9%**, a **4.56%** 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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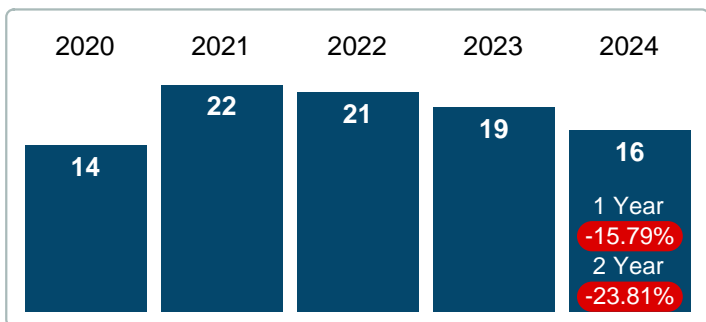
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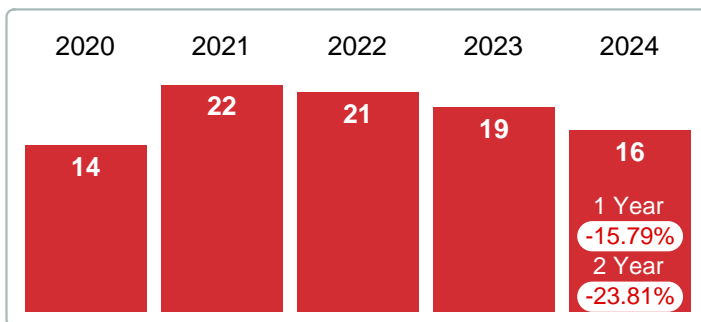
CLOSED LISTINGS

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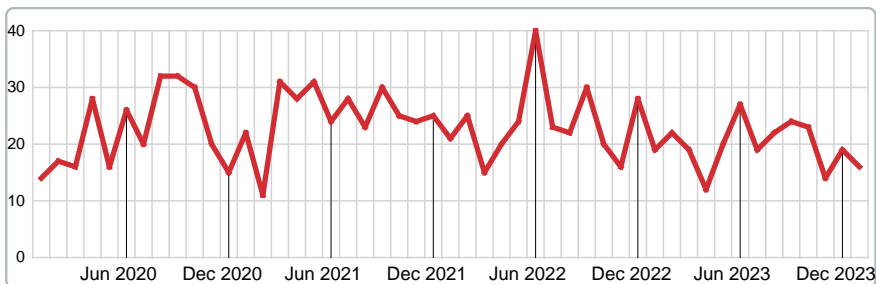
JANUARY



YEAR TO DATE (YTD)

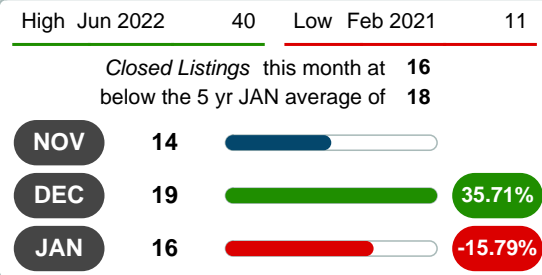


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN 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	1	6.25%	22.0	0	1	0	0
\$50,001 - \$150,000	3	18.75%	96.0	2	1	0	0
\$150,001 - \$175,000	1	6.25%	161.0	0	1	0	0
\$175,001 - \$325,000	5	31.25%	102.0	1	3	1	0
\$325,001 - \$400,000	3	18.75%	87.0	1	2	0	0
\$400,001 - \$575,000	1	6.25%	21.0	0	0	1	0
\$575,001 and up	2	12.50%	83.0	0	1	1	0
Total Closed Units	16			4	9	3	0
Total Closed Volume	4,474,850	100%	90.0	709.55K	2.49M	1.28M	0.00B
Median Closed Price	\$238,500			\$128,775	\$235,000	\$435,000	\$0

January 2024



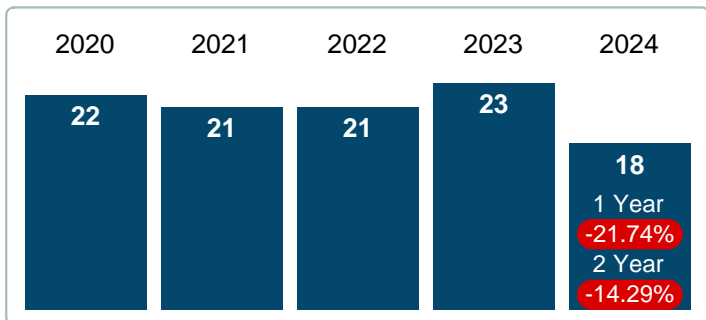
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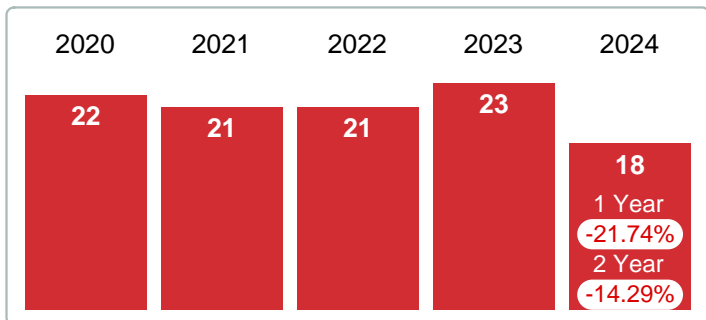
PENDING LISTINGS

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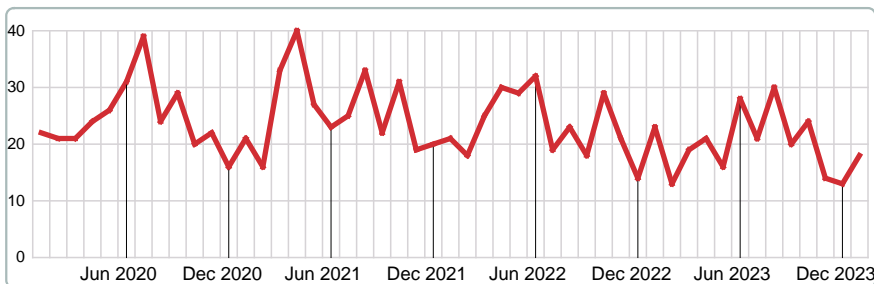
JANUARY



YEAR TO DATE (YTD)

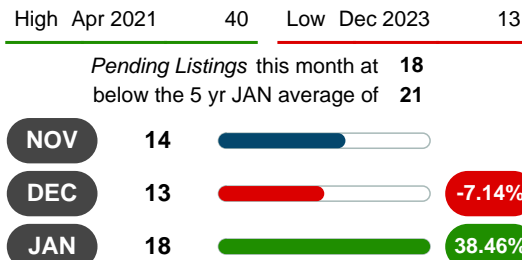


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 21



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	83.0	0	0	0	0
\$25,001 - \$125,000	3	16.67%	3.0	0	2	1	0
\$125,001 - \$175,000	5	27.78%	80.0	3	2	0	0
\$175,001 - \$225,000	2	11.11%	18.5	1	0	1	0
\$225,001 - \$300,000	3	16.67%	29.0	1	2	0	0
\$300,001 - \$675,000	4	22.22%	98.0	0	2	2	0
\$675,001 and up	1	5.56%	241.0	0	0	1	0
Total Pending Units	18			5	8	5	0
Total Pending Volume	4,790,800	100%	37.5	945.00K	2.08M	1.77M	0.00B
Median Listing Price	\$197,500			\$175,000	\$189,500	\$311,000	\$0

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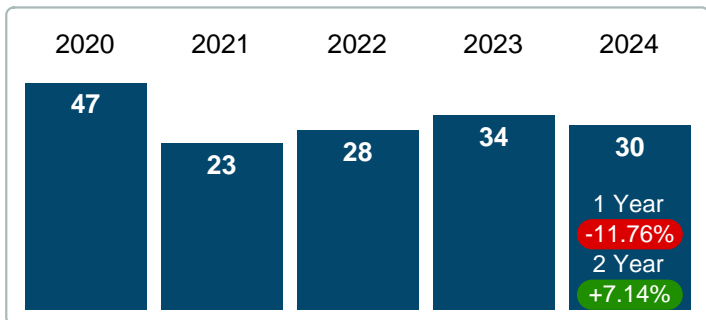
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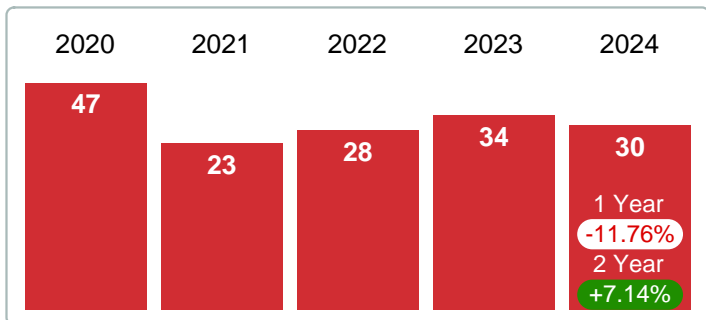
NEW LISTINGS

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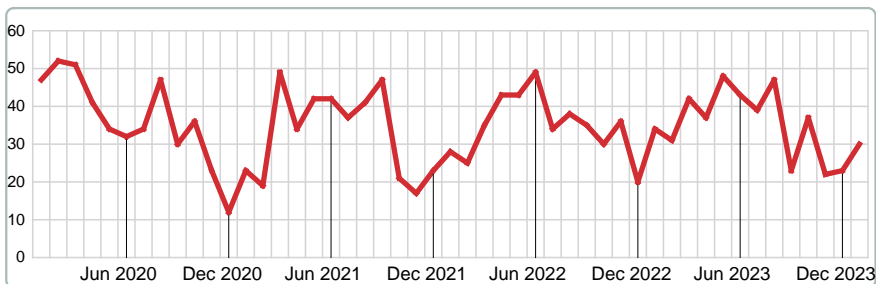
JANUARY



YEAR TO DATE (YTD)

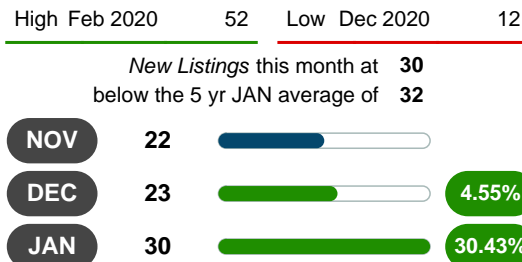


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 32



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	10.00%	1	1	1	0
\$75,001 - \$100,000	2	6.67%	1	0	0	1
\$100,001 - \$150,000	5	16.67%	1	4	0	0
\$150,001 - \$200,000	6	20.00%	3	3	0	0
\$200,001 - \$225,000	4	13.33%	0	2	2	0
\$225,001 - \$300,000	7	23.33%	1	6	0	0
\$300,001 and up	3	10.00%	0	1	2	0
Total New Listed Units	30		7	17	5	1
Total New Listed Volume	5,739,700	100%	930.90K	3.44M	1.27M	100.00K
Median New Listed Listing Price	\$190,000		\$155,000	\$210,000	\$220,000	\$100,000

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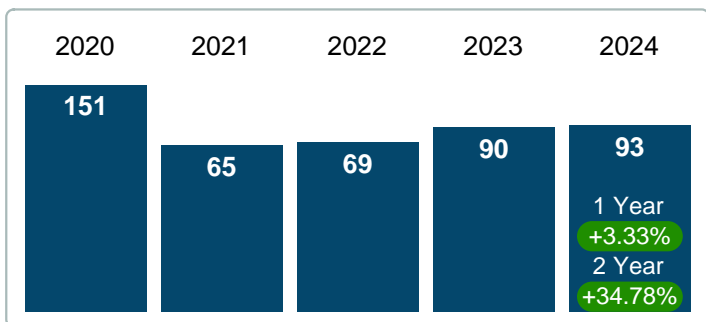
Area Delimited by County Of McIntosh - Residential Property Type



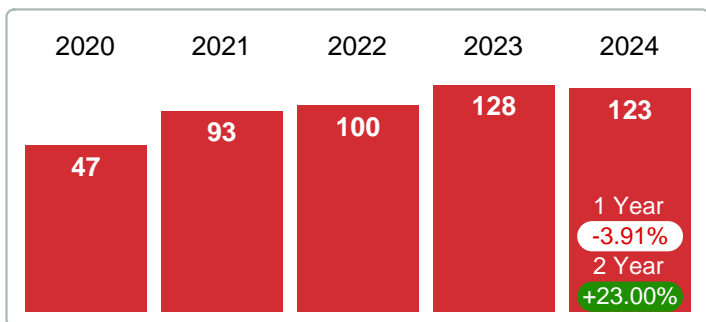
ACTIVE INVENTORY

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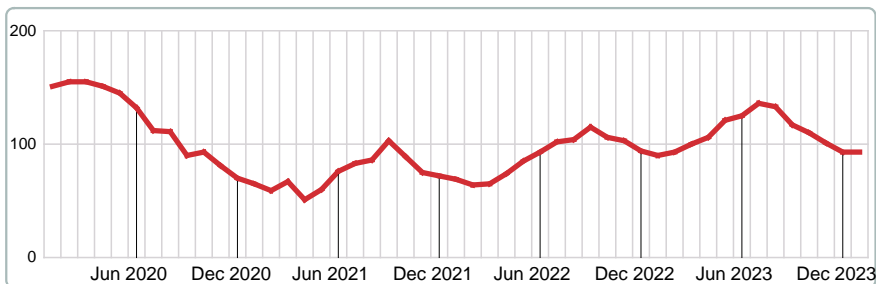
END OF JANUARY



ACTIVE DURING JANUARY

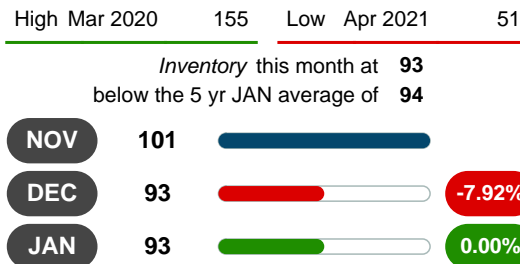


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 94



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	8.60%	33.5	4	2	1	1
\$100,001 - \$150,000	13	13.98%	63.0	5	8	0	0
\$150,001 - \$175,000	8	8.60%	32.5	4	3	1	0
\$175,001 - \$275,000	29	31.18%	96.0	6	20	3	0
\$275,001 - \$475,000	15	16.13%	84.0	1	9	5	0
\$475,001 - \$675,000	10	10.75%	74.5	0	6	2	2
\$675,001 and up	10	10.75%	123.0	0	3	5	2
Total Active Inventory by Units	93			20	51	17	5
Total Active Inventory by Volume	29,963,299	100%	75.0	3.02M	16.03M	7.91M	3.00M
Median Active Inventory Listing Price	\$229,000			\$156,000	\$244,500	\$475,000	\$650,000

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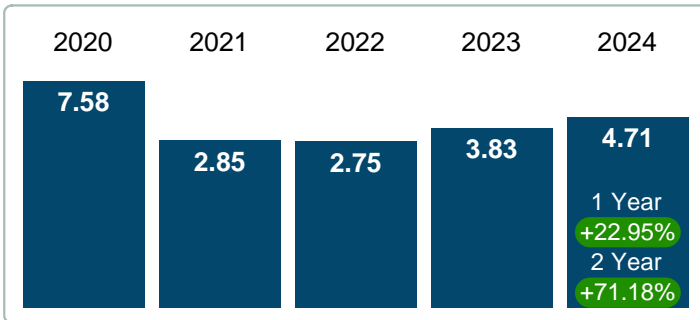
Area Delimited by County Of McIntosh - Residential Property Type



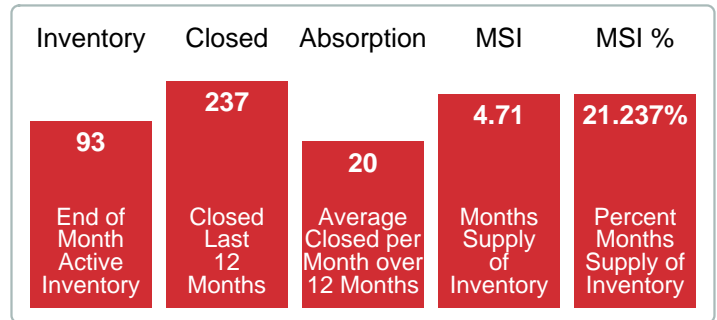
MONTHS SUPPLY of INVENTORY (MSI)

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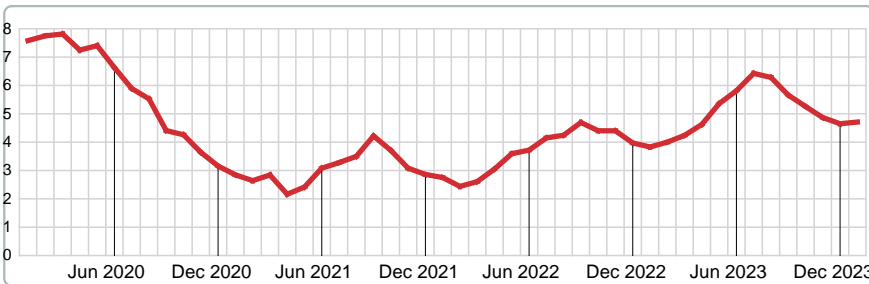
MSI FOR JANUARY



INDICATORS FOR JANUARY 2024

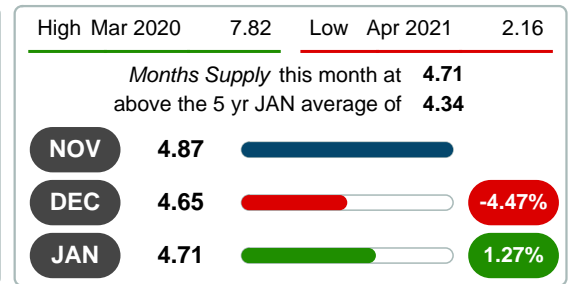


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 4.34



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	8.60%	2.29	2.00	1.41	12.00	0.00
\$100,001 - \$150,000	13	13.98%	5.20	5.00	6.00	0.00	0.00
\$150,001 - \$175,000	8	8.60%	4.17	3.43	4.00	0.00	0.00
\$175,001 - \$275,000	29	31.18%	5.27	7.20	5.45	3.60	0.00
\$275,001 - \$475,000	15	16.13%	3.91	1.20	4.15	6.67	0.00
\$475,001 - \$675,000	10	10.75%	5.71	0.00	6.55	3.43	12.00
\$675,001 and up	10	10.75%	13.33	0.00	9.00	20.00	12.00
Market Supply of Inventory (MSI)			4.71	3.38	4.82	6.38	8.57
Total Active Inventory by Units		100%	4.71	20	51	17	5

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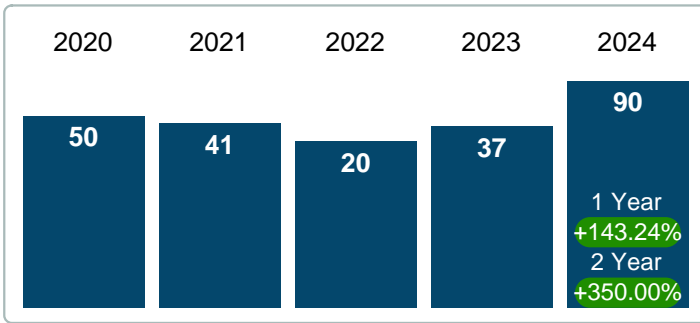
Area Delimited by County Of McIntosh - Residential Property Type



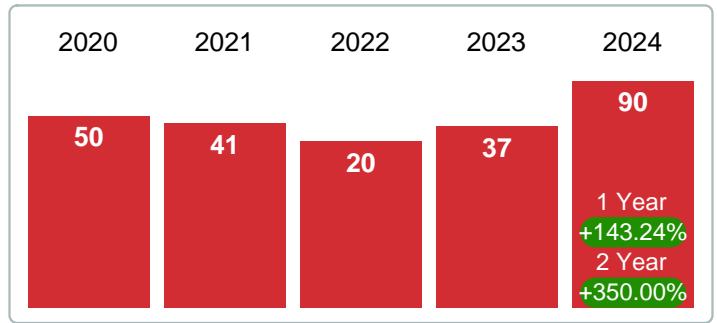
MEDIAN DAYS ON MARKET TO SALE

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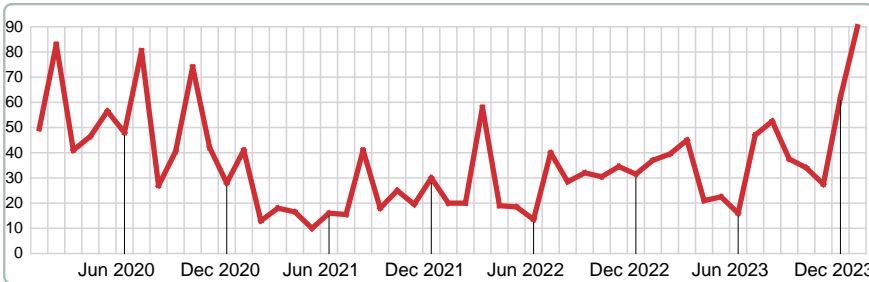
JANUARY



YEAR TO DATE (YTD)

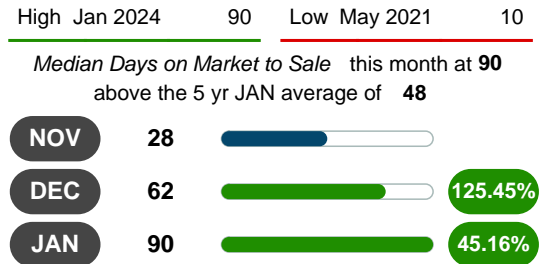


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 48



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	1	6.25%	22	0	22	0	0
\$50,001 - \$150,000	3	18.75%	96	111	11	0	0
\$150,001 - \$175,000	1	6.25%	161	0	161	0	0
\$175,001 - \$325,000	5	31.25%	102	102	27	103	0
\$325,001 - \$400,000	3	18.75%	87	87	56	0	0
\$400,001 - \$575,000	1	6.25%	21	0	0	21	0
\$575,001 and up	2	12.50%	83	0	31	135	0
Median Closed DOM			90	99	27	103	0
Total Closed Units		100%	16	4	9	3	
Total Closed Volume			4,474,850	709.55K	2.49M	1.28M	0.00B

January 2024



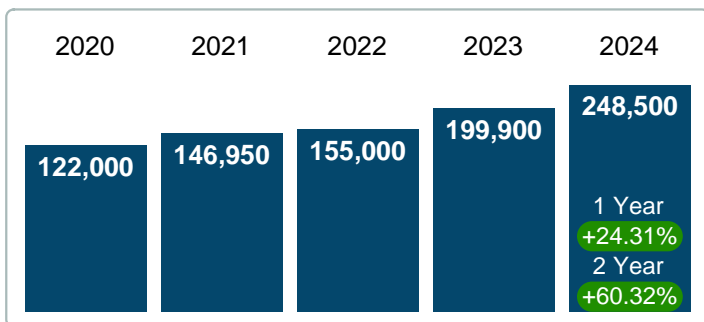
Area Delimited by County Of McIntosh - Residential Property Type



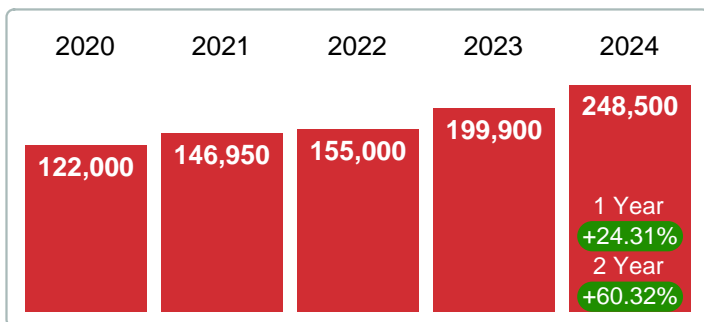
MEDIAN LIST PRICE AT CLOSING

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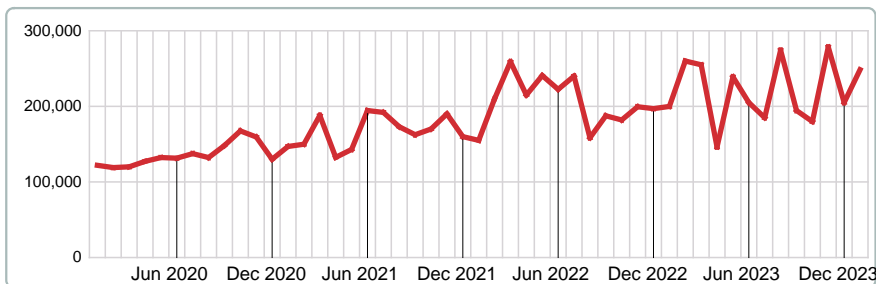
JANUARY



YEAR TO DATE (YTD)

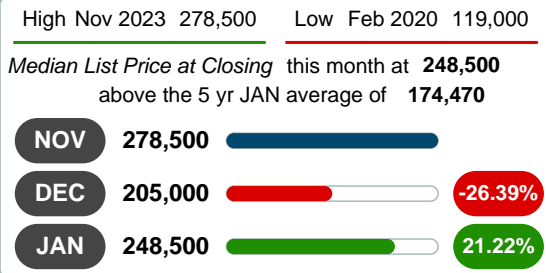


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 174,470



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	1	6.25%	37,300	0	37,300	0	0
\$50,001 - \$150,000	2	12.50%	72,250	72,250	0	0	0
\$150,001 - \$175,000	1	6.25%	154,900	0	154,900	0	0
\$175,001 - \$325,000	6	37.50%	238,500	235,000	220,950	255,000	0
\$325,001 - \$400,000	1	6.25%	359,900	0	359,900	0	0
\$400,001 - \$575,000	3	18.75%	450,000	456,500	425,000	450,000	0
\$575,001 and up	2	12.50%	667,450	0	735,000	599,900	0
Median List Price			248,500	159,750	242,000	450,000	0
Total Closed Units		100%	248,500	4	9	3	
Total Closed Volume			4,759,900	836.00K	2.62M	1.30M	0.00B

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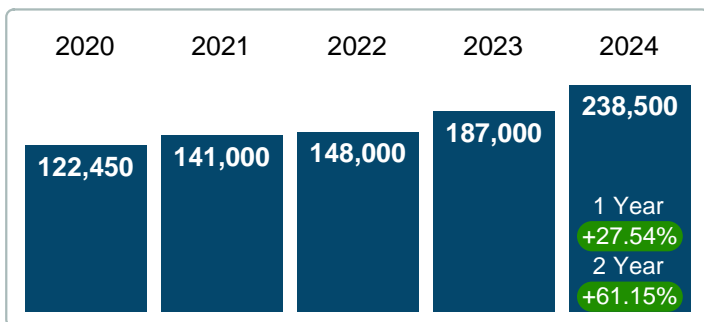
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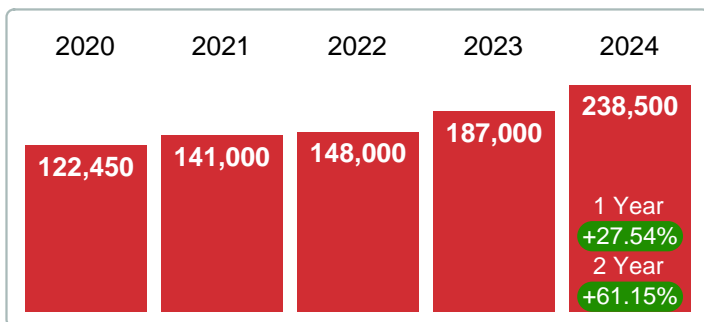
MEDIAN SOLD PRICE AT CLOSING

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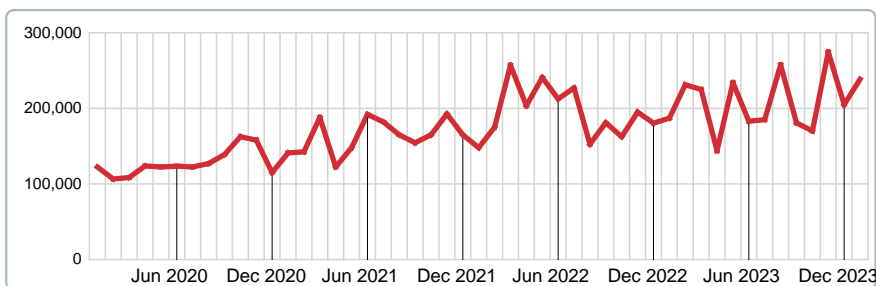
JANUARY



YEAR TO DATE (YTD)

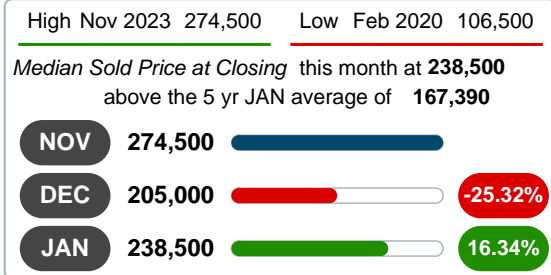


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 167,390



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	1	6.25%	33,500	0	33,500	0	0
\$50,001 - \$150,000	3	18.75%	66,500	59,250	150,000	0	0
\$150,001 - \$175,000	1	6.25%	175,000	0	175,000	0	0
\$175,001 - \$325,000	5	31.25%	235,000	191,050	235,000	250,000	0
\$325,001 - \$400,000	3	18.75%	400,000	400,000	374,950	0	0
\$400,001 - \$575,000	1	6.25%	435,000	0	0	435,000	0
\$575,001 and up	2	12.50%	647,500	0	705,000	590,000	0
Median Sold Price			238,500	128,775	235,000	435,000	0
Total Closed Units		100%	238,500	4	9	3	
Total Closed Volume			4,474,850	709.55K	2.49M	1.28M	0.00B

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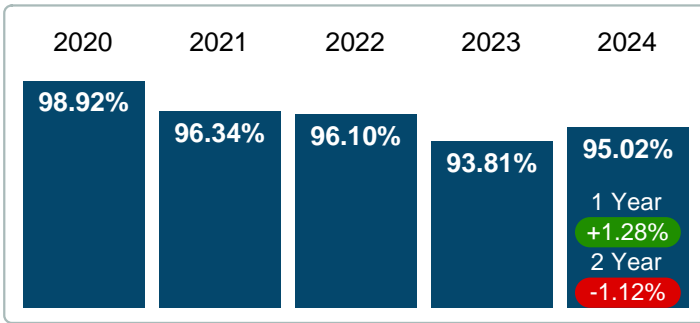
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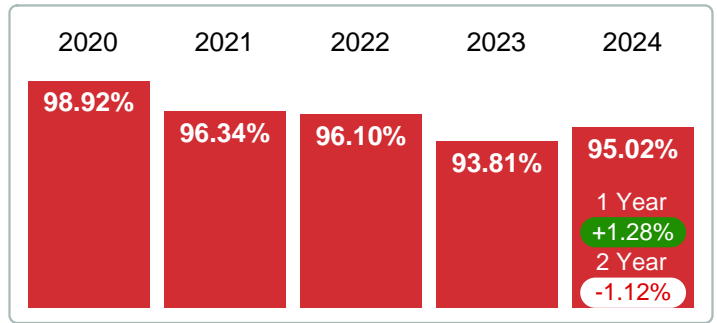
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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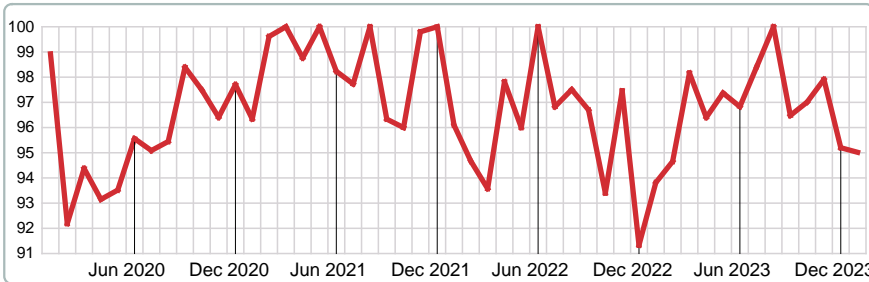
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

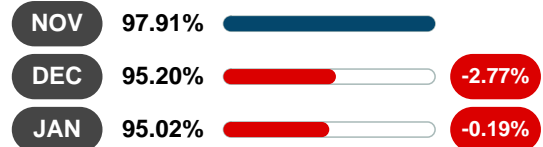


3 MONTHS

5 year JAN AVG = 96.04%

High Aug 2023 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **95.02%**
below the 5 yr JAN average of **96.04%**



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	1	6.25%	89.81%	0.00%	89.81%	0.00%	0.00%
\$50,001 - \$150,000	3	18.75%	86.67%	82.68%	96.84%	0.00%	0.00%
\$150,001 - \$175,000	1	6.25%	89.74%	0.00%	89.74%	0.00%	0.00%
\$175,001 - \$325,000	5	31.25%	98.04%	81.30%	100.00%	98.04%	0.00%
\$325,001 - \$400,000	3	18.75%	94.12%	87.62%	95.67%	0.00%	0.00%
\$400,001 - \$575,000	1	6.25%	96.67%	0.00%	0.00%	96.67%	0.00%
\$575,001 and up	2	12.50%	97.13%	0.00%	95.92%	98.35%	0.00%
Median Sold/List Ratio		95.02%		83.98%	95.92%	98.04%	0.00%
Total Closed Units		16	100%	4	9	3	
Total Closed Volume		4,474,850		709.55K	2.49M	1.28M	0.00B

January 2024



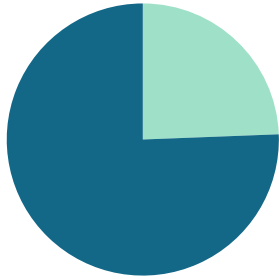
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Feb 12, 2024 for MLS Technology Inc.

INVENTORY

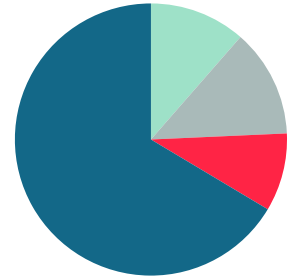


Inventory
 New Listings
30 = 24.39%
 Start Inventory
93
 Total Inventory Units
123
 Volume
\$39,777,698

Market Activity

Closed Sales
16 = 11.43%
 Pending Sales
18 = 12.86%
 Other Off Market
13 = 9.29%
 Active Inventory
93 = 66.43%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	19	16	-15.79%	19	16	-15.79%
Pending Sales	23	18	-21.74%	23	18	-21.74%
New Listings	34	30	-11.76%	34	30	-11.76%
Median List Price	199,900	248,500	24.31%	199,900	248,500	24.31%
Median Sale Price	187,000	238,500	27.54%	187,000	238,500	27.54%
Median Percent of Selling Price to List Price	93.81%	95.02%	1.28%	93.81%	95.02%	1.28%
Median Days on Market to Sale	37.00	90.00	143.24%	37.00	90.00	143.24%
Monthly Inventory	90	93	3.33%	90	93	3.33%
Months Supply of Inventory	3.83	4.71	22.95%	3.83	4.71	22.95%

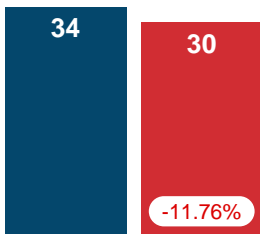
Absorption: Last 12 months, an Average of **20** Sales/Month

Inventory on January 31, 2024 = **93** **2023** **2024**

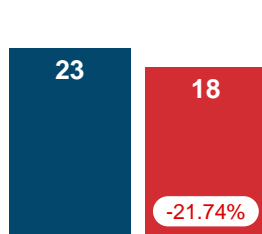
JANUARY MARKET

MEDIAN PRICES

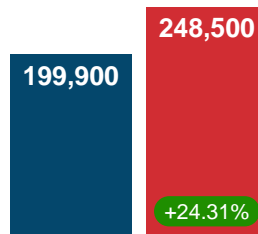
New Listings



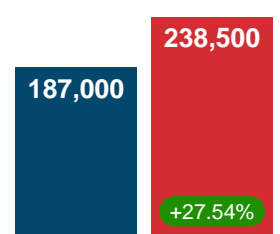
Pending Listings



List Price



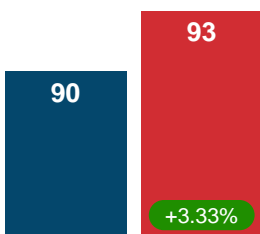
Sale Price



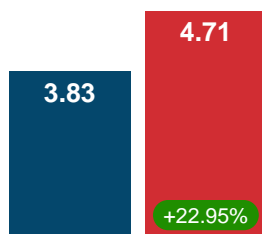
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

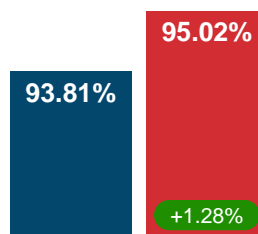
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

