

February 2024



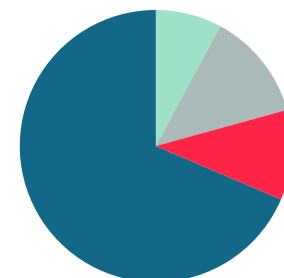
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	February 2024	+/-%
Closed Listings	22	11	-50.00%
Pending Listings	13	18	38.46%
New Listings	31	29	-6.45%
Median List Price	259,950	175,000	-32.68%
Median Sale Price	231,250	154,000	-33.41%
Median Percent of Selling Price to List Price	94.65%	98.09%	3.63%
Median Days on Market to Sale	39.50	20.00	-49.37%
End of Month Inventory	93	96	3.23%
Months Supply of Inventory	4.00	5.10	27.43%



■ Closed (7.86%)
■ Pending (12.86%)
■ Other OffMarket (10.71%)
■ Active (68.57%)

Absorption: Last 12 months, an Average of **19** Sales/Month
Active Inventory as of February 29, 2024 = **96**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2024 rose **3.23%** to 96 existing homes available for sale. Over the last 12 months this area has had an average of 19 closed sales per month. This represents an unsold inventory index of **5.10** 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 **33.41%** in February 2024 to \$154,000 versus the previous year at \$231,250.

Median Days on Market Shortens

The median number of **20.00** days that homes spent on the market before selling decreased by 19.50 days or **49.37%** in February 2024 compared to last year's same month at **39.50** DOM.

Sales Success for February 2024 is Positive

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

There were 29 New Listings in February 2024, down **6.45%** from last year at 31. Furthermore, there were 11 Closed Listings this month versus last year at 22, a **-50.00%** decrease.

Closed versus Listed trends yielded a **37.9%** ratio, down from previous year's, February 2023, at **71.0%**, a **46.55%** 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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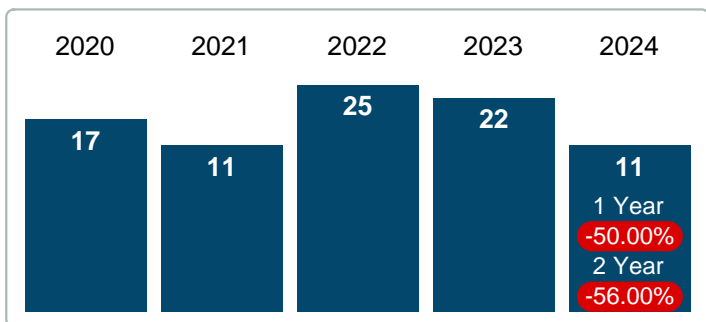
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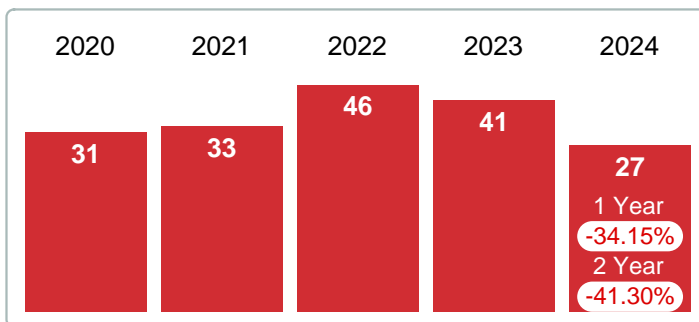
CLOSED LISTINGS

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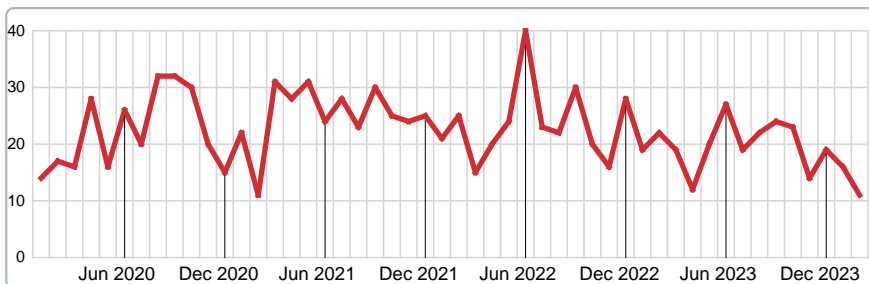
FEBRUARY



YEAR TO DATE (YTD)

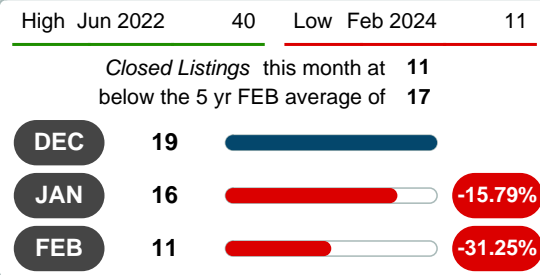


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 17



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	1	9.09%	20.0	0	0	1	0
\$125,001 - \$125,000	0	0.00%	20.0	0	0	0	0
\$125,001 - \$150,000	4	36.36%	11.0	2	1	1	0
\$150,001 - \$175,000	2	18.18%	12.5	1	0	1	0
\$175,001 - \$375,000	1	9.09%	43.0	1	0	0	0
\$375,001 - \$375,000	0	0.00%	43.0	0	0	0	0
\$375,001 and up	3	27.27%	30.0	0	1	1	1
Total Closed Units	11			4	2	4	1
Total Closed Volume	2,331,000	100%	20.0	628.00K	530.00K	768.00K	405.00K
Median Closed Price	\$154,000			\$151,500	\$265,000	\$162,500	\$405,000

February 2024



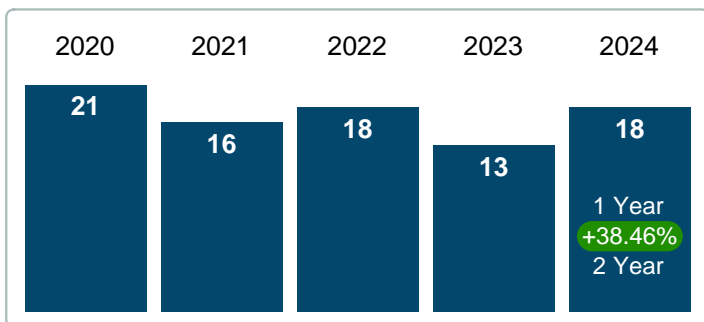
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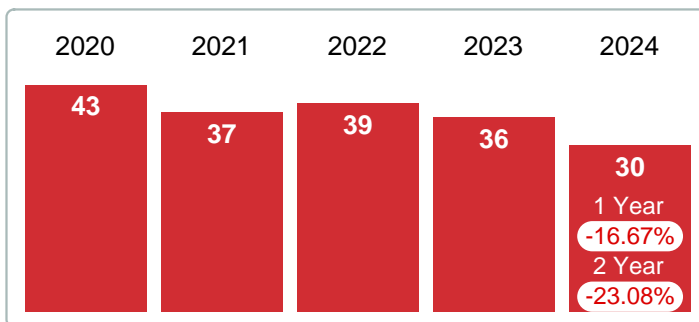
PENDING LISTINGS

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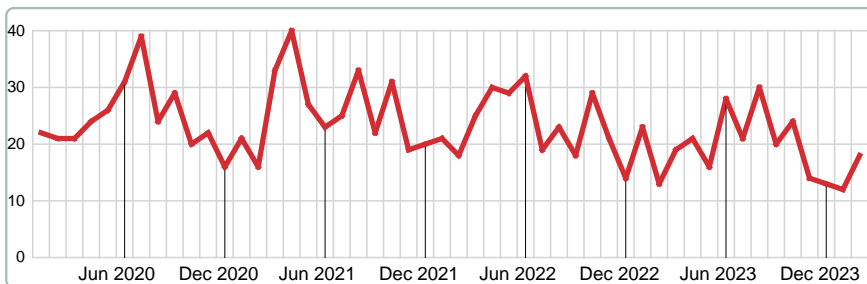
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 17

High Apr 2021 40 Low Jan 2024 12

Pending Listings this month at 18 above the 5 yr FEB average of 17



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	1	5.56%	34.0	1	0	0	0
\$40,001 - \$100,000	4	22.22%	40.5	1	1	1	1
\$100,001 - \$110,000	2	11.11%	45.0	1	1	0	0
\$110,001 - \$190,000	4	22.22%	61.0	3	1	0	0
\$190,001 - \$250,000	2	11.11%	136.5	0	1	1	0
\$250,001 - \$390,000	3	16.67%	167.0	0	3	0	0
\$390,001 and up	2	11.11%	79.5	0	1	1	0
Total Pending Units	18			6	8	3	1
Total Pending Volume	4,020,699	100%	76.0	680.80K	2.60M	643.00K	100.00K
Median Listing Price	\$140,950			\$117,000	\$226,500	\$200,000	\$100,000

February 2024



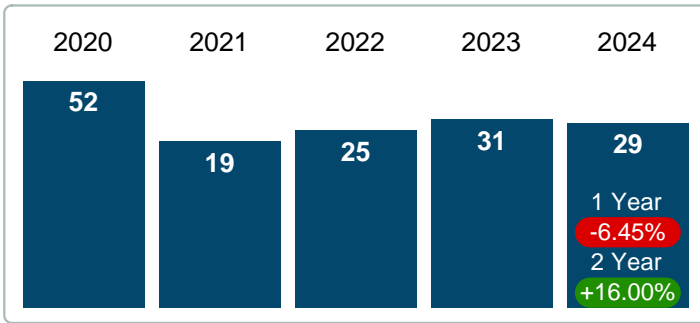
Area Delimited by County Of McIntosh - Residential Property Type



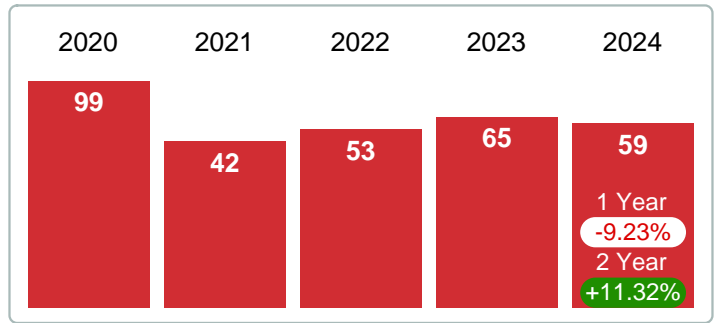
NEW LISTINGS

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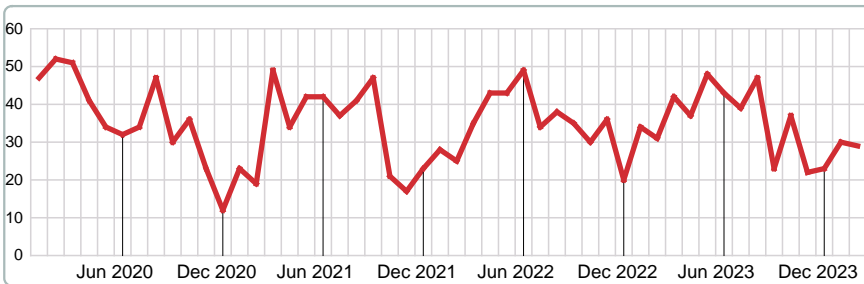
FEBRUARY



YEAR TO DATE (YTD)

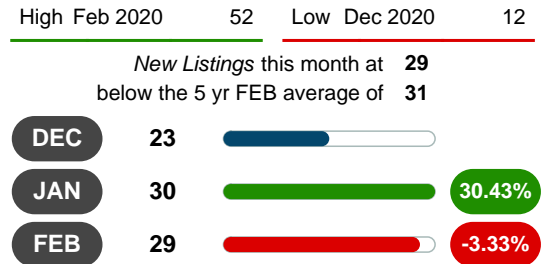


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 31



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	2	6.90%	2	0	0	0
\$75,001 - \$150,000	3	10.34%	2	1	0	0
\$150,001 - \$200,000	5	17.24%	2	2	1	0
\$200,001 - \$350,000	8	27.59%	3	5	0	0
\$350,001 - \$475,000	3	10.34%	0	2	1	0
\$475,001 - \$675,000	5	17.24%	0	3	2	0
\$675,001 and up	3	10.34%	0	1	2	0
Total New Listed Units	29		9	14	6	0
Total New Listed Volume	11,568,299	100%	1.52M	4.82M	5.23M	0.00B
Median New Listed Listing Price	\$250,000		\$175,000	\$287,450	\$622,000	\$0

February 2024



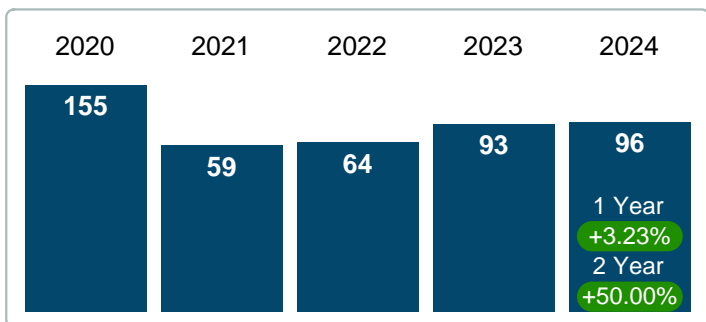
Area Delimited by County Of McIntosh - Residential Property Type



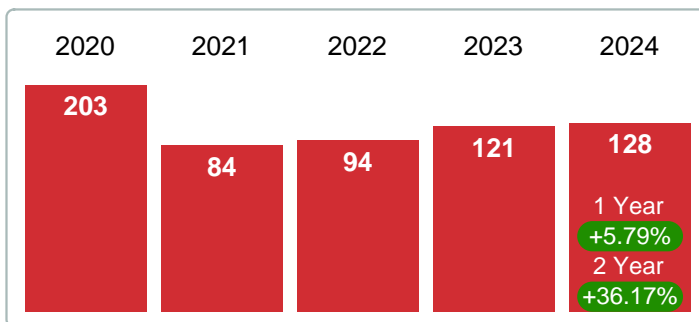
ACTIVE INVENTORY

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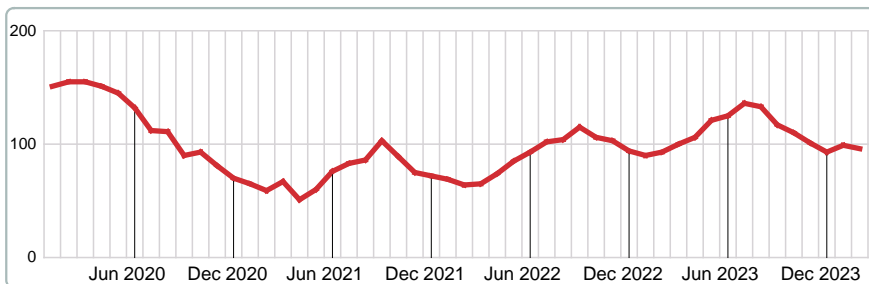
END OF FEBRUARY



ACTIVE DURING FEBRUARY

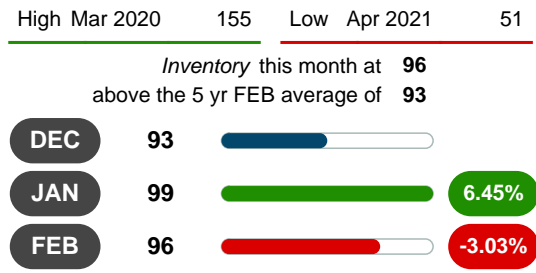


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 93



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	5.21%	76.0	4	1	0	0
\$75,001 - \$150,000	13	13.54%	85.0	6	7	0	0
\$150,001 - \$200,000	18	18.75%	58.5	7	9	2	0
\$200,001 - \$325,000	23	23.96%	47.0	5	16	2	0
\$325,001 - \$475,000	13	13.54%	87.0	1	8	4	0
\$475,001 - \$675,000	13	13.54%	71.0	0	7	4	2
\$675,001 and up	11	11.46%	142.0	0	3	7	1
Total Active Inventory by Units	96			23	51	19	3
Total Active Inventory by Volume	34,025,699	100%	62.0	3.60M	16.17M	12.36M	1.89M
Median Active Inventory Listing Price	\$237,500			\$162,000	\$250,000	\$565,000	\$640,000

February 2024



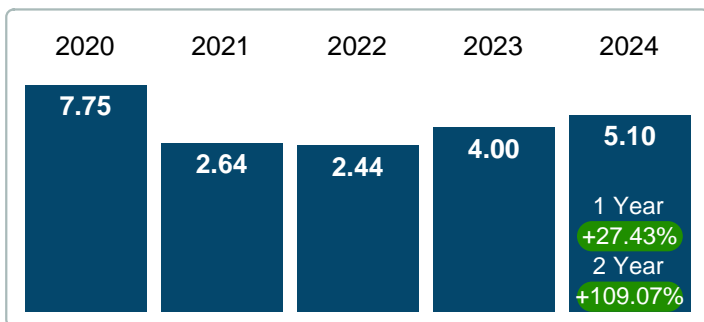
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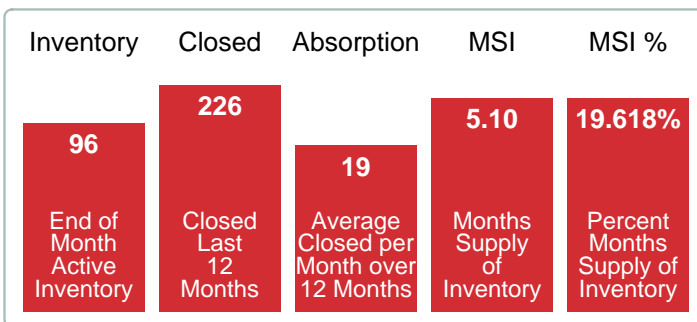
MONTHS SUPPLY of INVENTORY (MSI)

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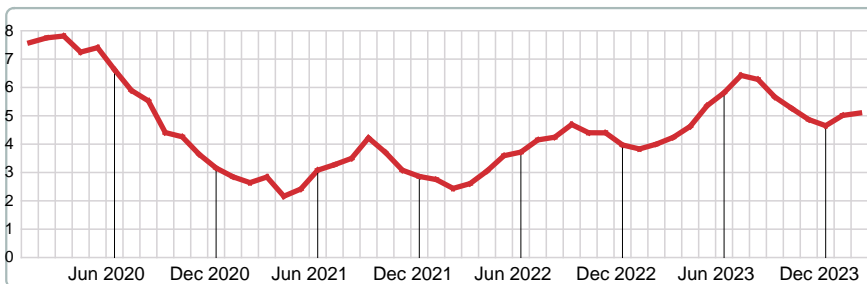
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2024

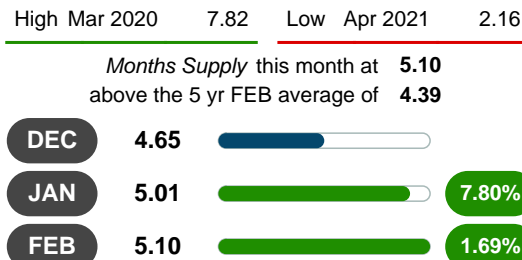


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 4.39



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
\$75,000 and less	5	5.21%	2.22	2.82	1.33	0.00	0.00
\$75,001 - \$150,000	13	13.54%	3.63	3.79	4.20	0.00	0.00
\$150,001 - \$200,000	18	18.75%	4.32	4.00	4.70	4.00	0.00
\$200,001 - \$325,000	23	23.96%	5.21	6.00	5.65	3.43	0.00
\$325,001 - \$475,000	13	13.54%	6.00	2.40	7.38	6.86	0.00
\$475,001 - \$675,000	13	13.54%	8.21	0.00	8.40	6.86	12.00
\$675,001 and up	11	11.46%	16.50	0.00	9.00	28.00	12.00
Market Supply of Inventory (MSI)			5.10	3.83	5.42	6.51	6.00
Total Active Inventory by Units		100%	5.10	23	51	19	3

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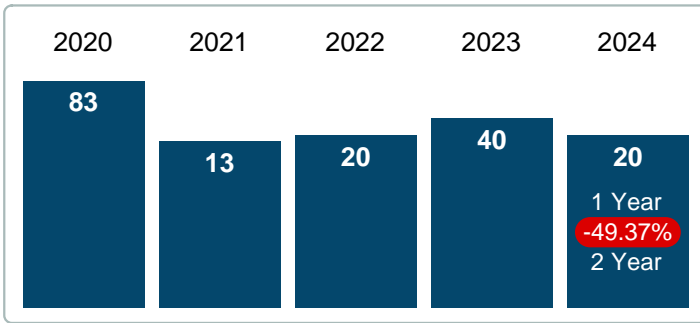
Area Delimited by County Of McIntosh - Residential Property Type



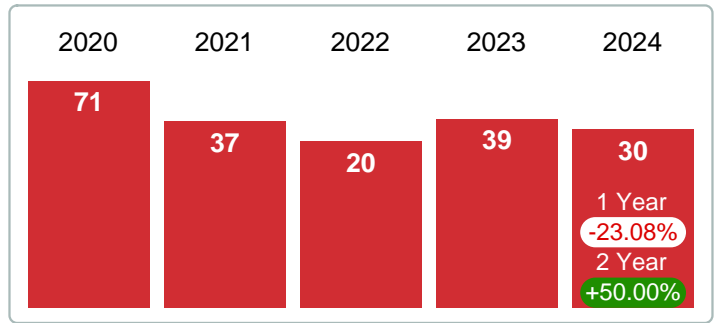
MEDIAN DAYS ON MARKET TO SALE

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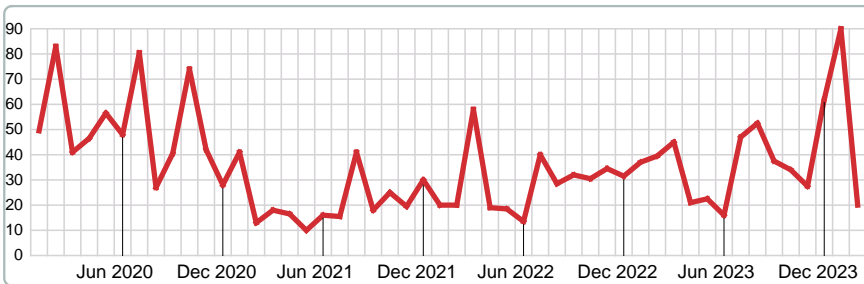
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

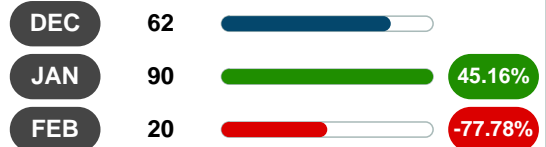


3 MONTHS

5 year FEB AVG = 35

High Jan 2024 90 Low May 2021 10

Median Days on Market to Sale this month at 20 below the 5 yr FEB average of 35



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
\$125,000 and less	9.09%	20	0	0	20	0
\$125,001 - \$125,000	0.00%	20	0	0	0	0
\$125,001 - \$150,000	36.36%	11	23	3	12	0
\$150,001 - \$175,000	18.18%	13	7	0	18	0
\$175,001 - \$375,000	9.09%	43	43	0	0	0
\$375,001 - \$375,000	0.00%	43	0	0	0	0
\$375,001 and up	27.27%	30	0	84	20	30
Median Closed DOM		20	23	44	19	30
Total Closed Units	100%	20.0	4	2	4	1
Total Closed Volume		2,331,000	628.00K	530.00K	768.00K	405.00K

February 2024



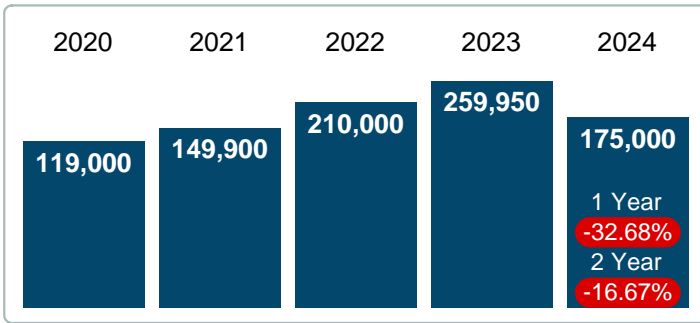
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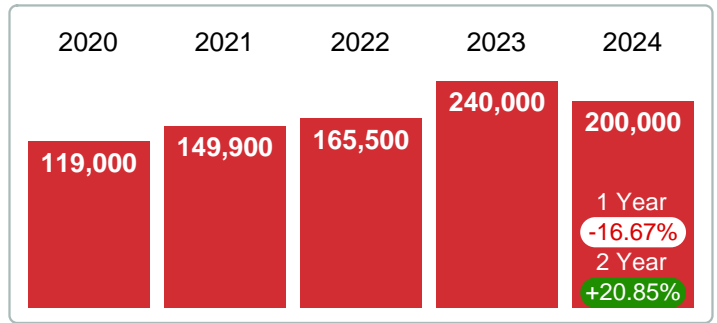
MEDIAN LIST PRICE AT CLOSING

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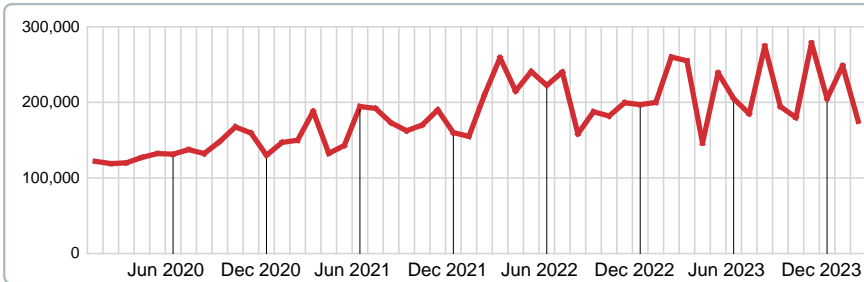
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

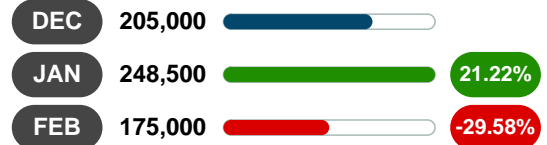


3 MONTHS

5 year FEB AVG = 182,770

High Nov 2023 278,500 Low Feb 2020 119,000

Median List Price at Closing this month at 175,000 below the 5 yr FEB average of 182,770



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
\$125,000 and less	9.09%	44,000	0	0	44,000	0
\$125,001 - \$125,000	0.00%	44,000	0	0	0	0
\$125,001 - \$150,000	27.27%	149,000	149,000	149,000	139,900	0
\$150,001 - \$175,000	18.18%	166,000	166,000	0	0	0
\$175,001 - \$375,000	18.18%	192,500	185,000	0	200,000	0
\$375,001 - \$375,000	0.00%	192,500	0	0	0	0
\$375,001 and up	27.27%	399,999	0	399,999	419,000	399,000
Median List Price		175,000	166,000	274,500	169,950	399,000
Total Closed Units	100%	175,000	4	2	4	1
Total Closed Volume		2,416,899	666.00K	549.00K	802.90K	399.00K

February 2024



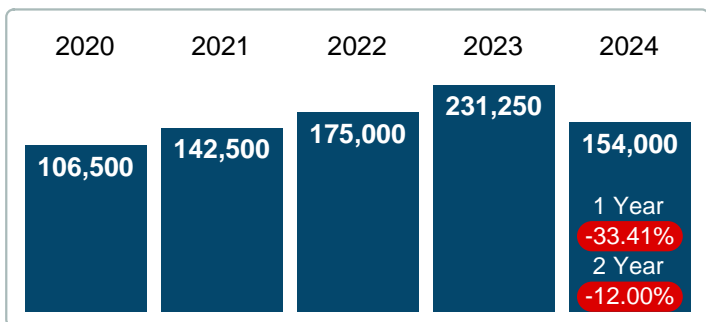
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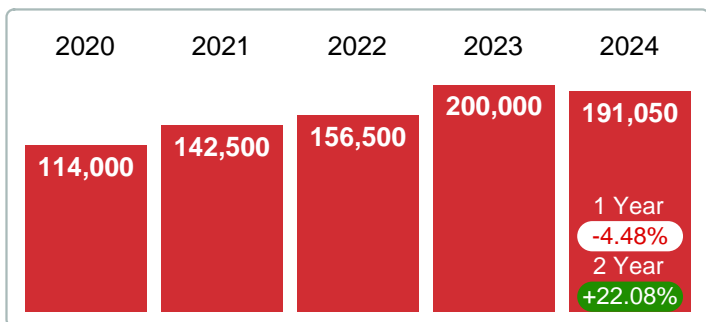
MEDIAN SOLD PRICE AT CLOSING

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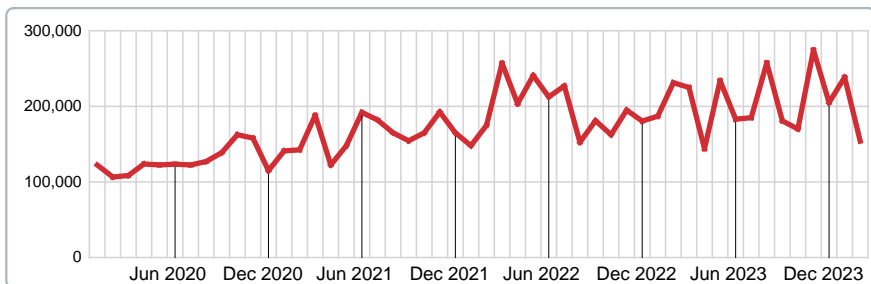
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

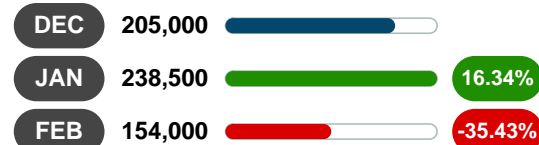


3 MONTHS

5 year FEB AVG = 161,850

High Nov 2023 274,500 Low Feb 2020 106,500

Median Sold Price at Closing this month at 154,000 below the 5 yr FEB average of 161,850



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
\$125,000 and less	1	9.09%	45,000	0	0	45,000	0
\$125,001 - \$125,000	0	0.00%	45,000	0	0	0	0
\$125,001 - \$150,000	4	36.36%	147,000	144,500	145,000	150,000	0
\$150,001 - \$175,000	2	18.18%	164,500	154,000	0	175,000	0
\$175,001 - \$375,000	1	9.09%	185,000	185,000	0	0	0
\$375,001 - \$375,000	0	0.00%	185,000	0	0	0	0
\$375,001 and up	3	27.27%	398,000	0	385,000	398,000	405,000
Median Sold Price			154,000	151,500	265,000	162,500	405,000
Total Closed Units		100%	11	4	2	4	1
Total Closed Volume			2,331,000	628.00K	530.00K	768.00K	405.00K

February 2024



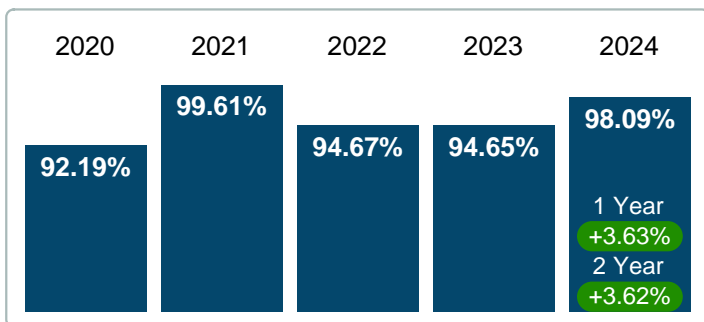
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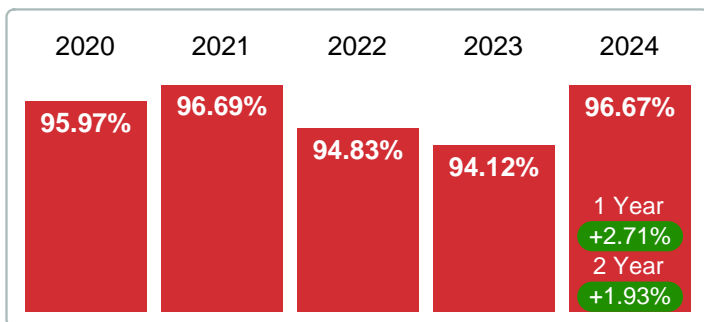
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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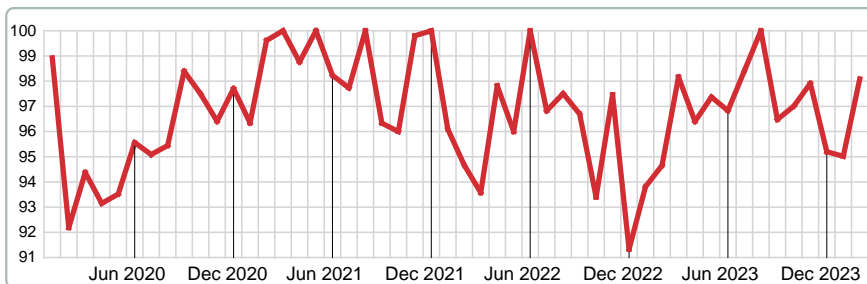
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

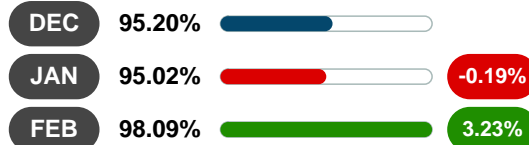


3 MONTHS

5 year FEB AVG = 95.84%

High Aug 2023 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **98.09%**
above the 5 yr FEB average of **95.84%**



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	
\$125,000 and less	<div style="width: 9.09%;"></div> 1	9.09%	102.27%	0.00%	0.00%	102.27%	0.00%	
\$125,001 - \$125,000	<div style="width: 0.00%;"></div> 0	0.00%	102.27%	0.00%	0.00%	0.00%	0.00%	
\$125,001 - \$150,000	<div style="width: 36.36%;"></div> 4	36.36%	98.66%	90.00%	97.32%	107.22%	0.00%	
\$150,001 - \$175,000	<div style="width: 18.18%;"></div> 2	18.18%	92.79%	98.09%	0.00%	87.50%	0.00%	
\$175,001 - \$375,000	<div style="width: 9.09%;"></div> 1	9.09%	100.00%	100.00%	0.00%	0.00%	0.00%	
\$375,001 - \$375,000	<div style="width: 0.00%;"></div> 0	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	
\$375,001 and up	<div style="width: 27.27%;"></div> 3	27.27%	96.25%	0.00%	96.25%	94.99%	101.50%	
Median Sold/List Ratio		98.09%		99.04%	96.78%	98.63%	101.50%	
Total Closed Units		11	100%	98.09%	4	2	4	1
Total Closed Volume		2,331,000			628.00K	530.00K	768.00K	405.00K

February 2024



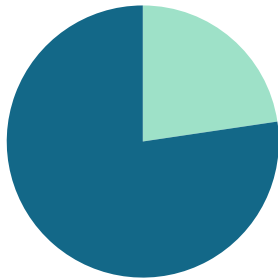
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

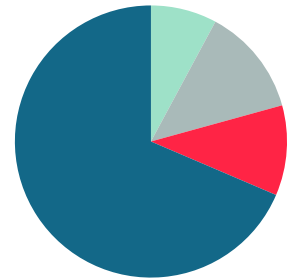


Inventory
 New Listings
29 = 22.66%
 Start Inventory
99
 Total Inventory Units
128
 Volume
\$42,999,198

Market Activity

Closed Sales
11 = 7.86%
 Pending Sales
18 = 12.86%
 Other Off Market
15 = 10.71%
 Active Inventory
96 = 68.57%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	22	11	-50.00%	41	27	-34.15%
Pending Sales	13	18	38.46%	36	30	-16.67%
New Listings	31	29	-6.45%	65	59	-9.23%
Median List Price	259,950	175,000	-32.68%	240,000	200,000	-16.67%
Median Sale Price	231,250	154,000	-33.41%	200,000	191,050	-4.48%
Median Percent of Selling Price to List Price	94.65%	98.09%	3.63%	94.12%	96.67%	2.71%
Median Days on Market to Sale	39.50	20.00	-49.37%	39.00	30.00	-23.08%
Monthly Inventory	93	96	3.23%	93	96	3.23%
Months Supply of Inventory	4.00	5.10	27.43%	4.00	5.10	27.43%

Absorption: Last 12 months, an Average of **19** Sales/Month

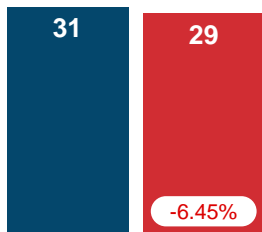
Inventory on February 29, 2024 = **96**

2023 **2024**

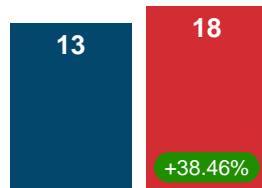
FEBRUARY MARKET

MEDIAN PRICES

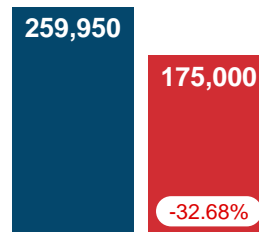
New Listings



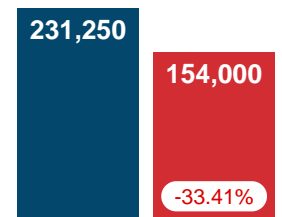
Pending Listings



List Price



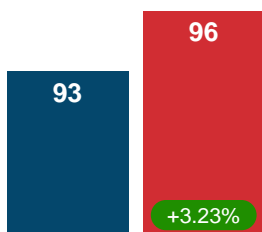
Sale Price



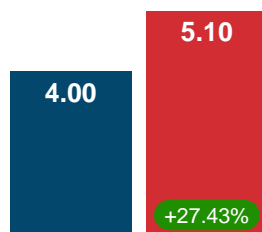
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

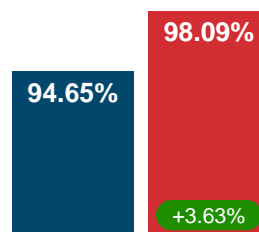
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

