

April 2024



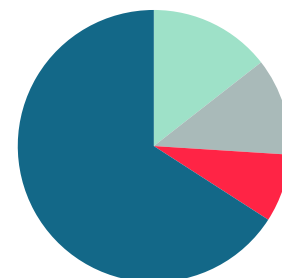
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on May 13, 2024 for MLS Technology Inc.

Compared Metrics	2023	April 2024	+/-%
Closed Listings	12	25	108.33%
Pending Listings	21	20	-4.76%
New Listings	37	47	27.03%
Average List Price	150,958	264,436	75.17%
Average Sale Price	145,881	259,980	78.21%
Average Percent of Selling Price to List Price	95.28%	98.17%	3.04%
Average Days on Market to Sale	34.67	50.08	44.46%
End of Month Inventory	106	114	7.55%
Months Supply of Inventory	4.63	5.72	23.75%



■ Closed (14.45%)
■ Pending (11.56%)
■ Other OffMarket (8.09%)
■ Active (65.90%)

Absorption: Last 12 months, an Average of **20** Sales/Month
Active Inventory as of April 30, 2024 = **114**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2024 rose **7.55%** to 114 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 **5.72** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **78.21%** in April 2024 to \$259,980 versus the previous year at \$145,881.

Average Days on Market Lengthens

The average number of **50.08** days that homes spent on the market before selling increased by 15.41 days or **44.46%** in April 2024 compared to last year's same month at **34.67** DOM.

Sales Success for April 2024 is Positive

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

There were 47 New Listings in April 2024, up **27.03%** from last year at 37. Furthermore, there were 25 Closed Listings this month versus last year at 12, a **108.33%** increase.

Closed versus Listed trends yielded a **53.2%** ratio, up from previous year's, April 2023, at **32.4%**, a **64.01%** upswing. 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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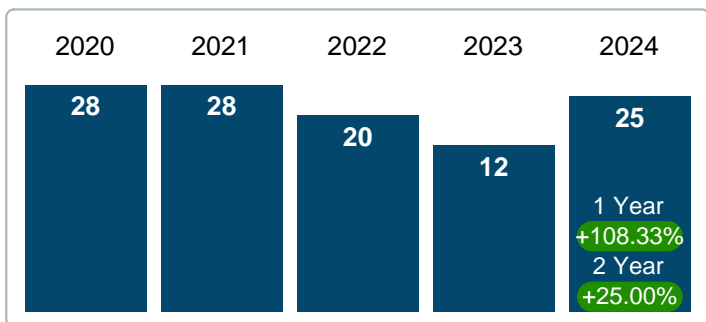
Area Delimited by County Of McIntosh - Residential Property Type



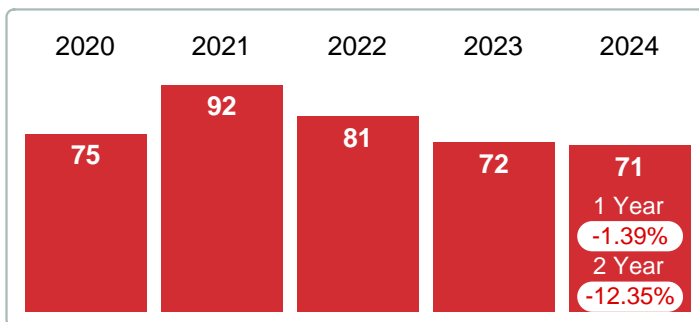
CLOSED LISTINGS

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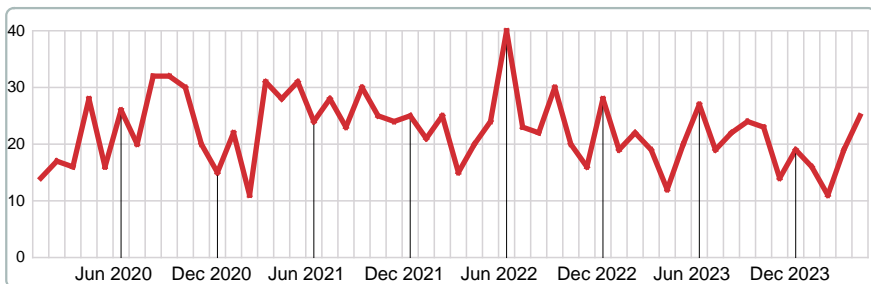
APRIL



YEAR TO DATE (YTD)

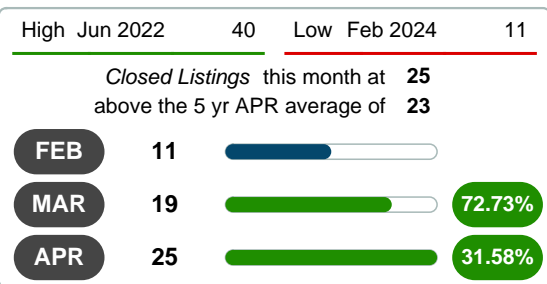


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 23



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	8.00%	165.0	1	1	0	0
\$75,001 - \$150,000	2	8.00%	89.5	1	1	0	0
\$150,001 - \$200,000	5	20.00%	14.4	2	3	0	0
\$200,001 - \$275,000	7	28.00%	60.4	0	7	0	0
\$275,001 - \$350,000	4	16.00%	50.0	0	4	0	0
\$350,001 - \$425,000	2	8.00%	7.0	0	1	1	0
\$425,001 and up	3	12.00%	11.3	0	3	0	0
Total Closed Units	25			4	20	1	0
Total Closed Volume	6,499,500	100%	50.1	452.70K	5.63M	415.00K	0.00B
Average Closed Price	\$259,980			\$113,175	\$281,590	\$415,000	\$0

April 2024



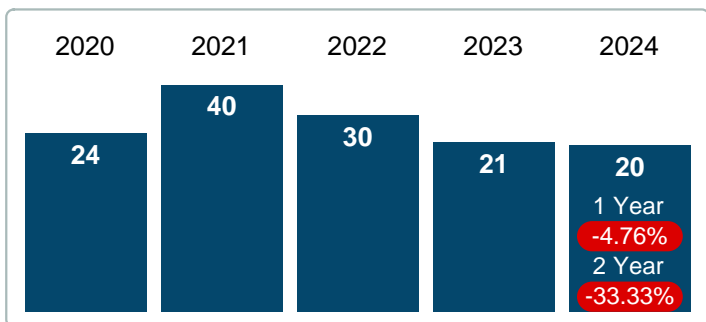
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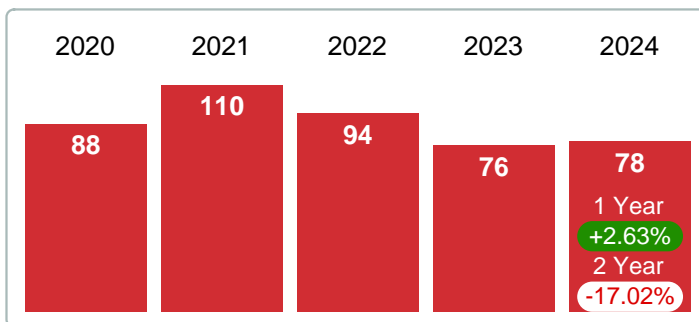
PENDING LISTINGS

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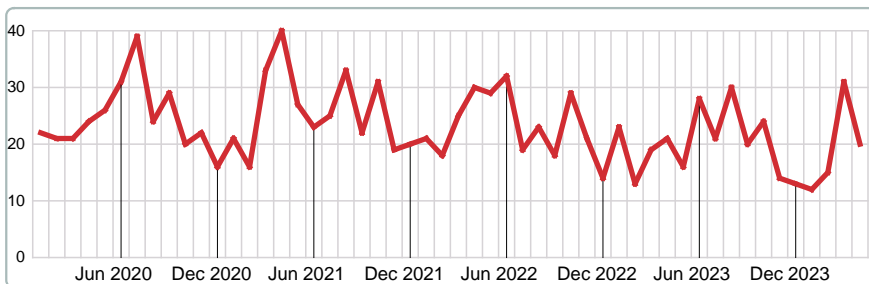
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 27

High Apr 2021 40 Low Jan 2024 12

Pending Listings this month at 20
below the 5 yr APR average of 27



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	2	10.00%	63.5	2	0	0	0
\$40,001 - \$110,000	2	10.00%	115.0	0	2	0	0
\$110,001 - \$190,000	3	15.00%	43.0	1	1	1	0
\$190,001 - \$260,000	5	25.00%	98.2	0	5	0	0
\$260,001 - \$340,000	3	15.00%	77.7	0	3	0	0
\$340,001 - \$490,000	3	15.00%	7.7	0	2	0	1
\$490,001 and up	2	10.00%	50.5	0	1	1	0
Total Pending Units	20			3	14	2	1
Total Pending Volume	4,637,400	100%	124.0	178.50K	3.41M	698.00K	350.00K
Average Listing Price	\$25,000			\$59,500	\$243,636	\$349,000	\$350,000

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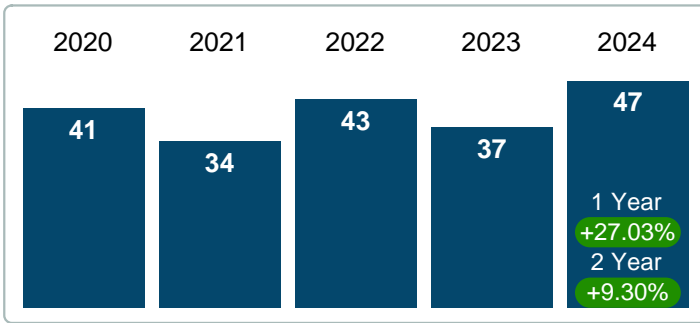
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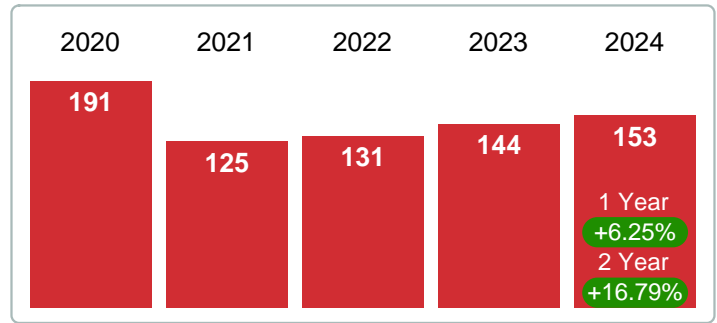
NEW LISTINGS

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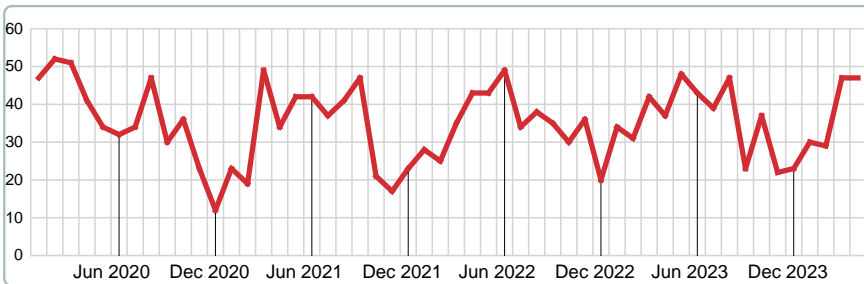
APRIL



YEAR TO DATE (YTD)

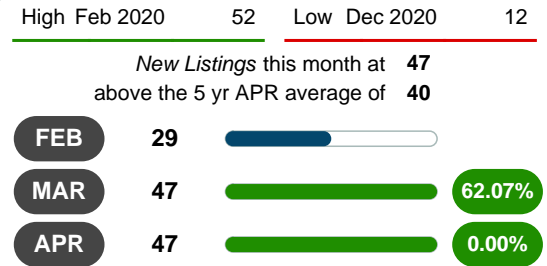


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 40



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$120,000 and less	4	<div style="width: 8.51%;"></div>	8.51%	4	0	0	0
\$120,001 - \$150,000	7	<div style="width: 14.89%;"></div>	14.89%	2	4	1	0
\$150,001 - \$190,000	6	<div style="width: 12.77%;"></div>	12.77%	2	3	1	0
\$190,001 - \$340,000	10	<div style="width: 21.28%;"></div>	21.28%	4	6	0	0
\$340,001 - \$450,000	10	<div style="width: 21.28%;"></div>	21.28%	0	6	3	1
\$450,001 - \$690,000	5	<div style="width: 10.64%;"></div>	10.64%	0	3	2	0
\$690,001 and up	5	<div style="width: 10.64%;"></div>	10.64%	0	3	1	1
Total New Listed Units			47	12	25	8	2
Total New Listed Volume			16,039,890	2.11M	8.94M	3.85M	1.14M
Average New Listed Listing Price			\$0	\$175,658	\$357,732	\$481,100	\$569,950

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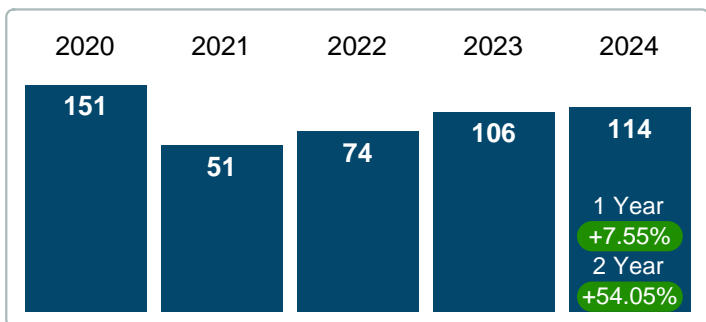
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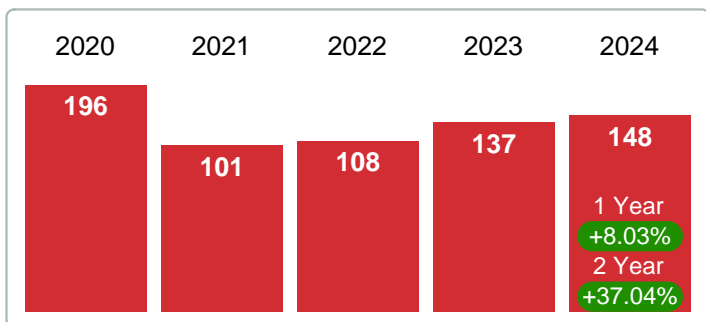
ACTIVE INVENTORY

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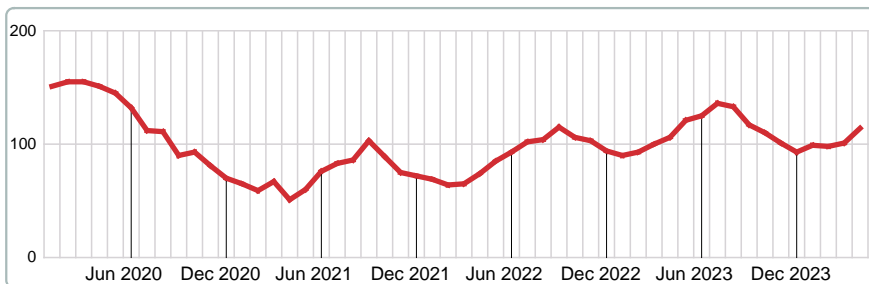
END OF APRIL



ACTIVE DURING APRIL

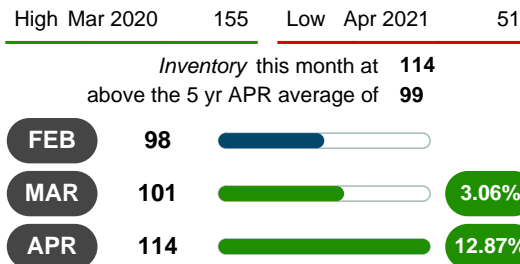


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 99



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	10.53%	73.8	8	4	0	0
\$125,001 - \$150,000	8	7.02%	38.4	2	6	0	0
\$150,001 - \$225,000	23	20.18%	83.3	7	12	4	0
\$225,001 - \$325,000	23	20.18%	72.8	8	13	2	0
\$325,001 - \$575,000	23	20.18%	54.8	2	13	7	1
\$575,001 - \$675,000	9	7.89%	90.8	0	4	4	1
\$675,001 and up	16	14.04%	85.8	0	7	6	3
Total Active Inventory by Units	114			27	59	23	5
Total Active Inventory by Volume	43,446,989	100%	72.2	5.05M	21.46M	13.41M	3.53M
Average Active Inventory Listing Price	\$381,114			\$186,896	\$363,776	\$583,096	\$705,360

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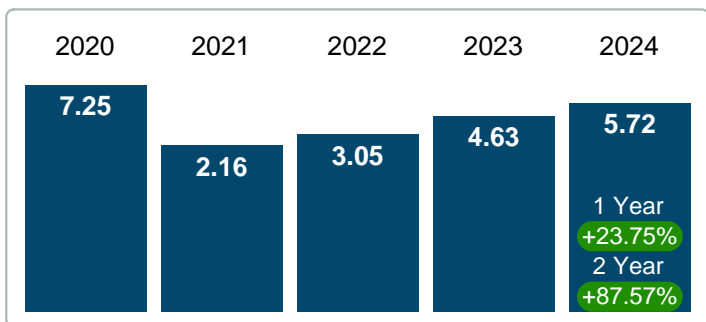
Area Delimited by County Of McIntosh - Residential Property Type



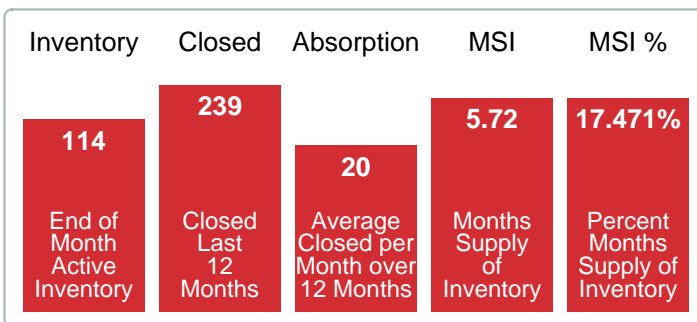
MONTHS SUPPLY of INVENTORY (MSI)

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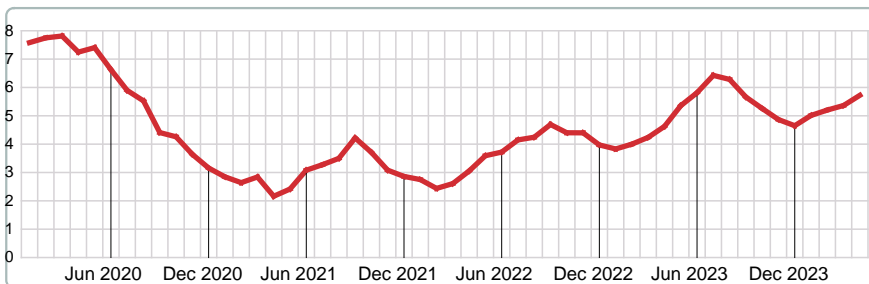
MSI FOR APRIL



INDICATORS FOR APRIL 2024

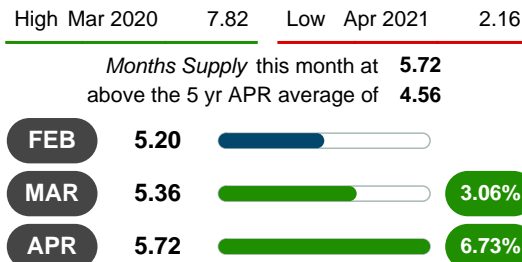


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 4.56



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	12	10.53%	3.00	3.31	2.67	0.00	0.00
\$125,001 - \$150,000	8	7.02%	4.57	3.00	6.00	0.00	0.00
\$150,001 - \$225,000	23	20.18%	4.31	3.11	5.14	6.86	0.00
\$225,001 - \$325,000	23	20.18%	5.52	13.71	4.33	4.00	0.00
\$325,001 - \$575,000	23	20.18%	6.57	6.00	6.78	6.46	6.00
\$575,001 - \$675,000	9	7.89%	18.00	0.00	24.00	16.00	12.00
\$675,001 and up	16	14.04%	24.00	0.00	28.00	18.00	36.00
Market Supply of Inventory (MSI)			5.72	4.32	5.80	7.89	8.57
Total Active Inventory by Units		100%	5.72	27	59	23	5

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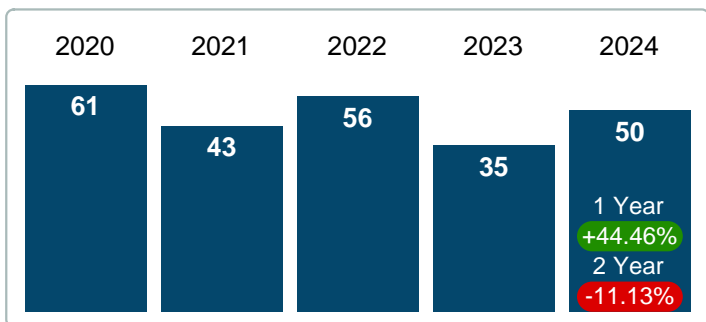
Area Delimited by County Of McIntosh - Residential Property Type



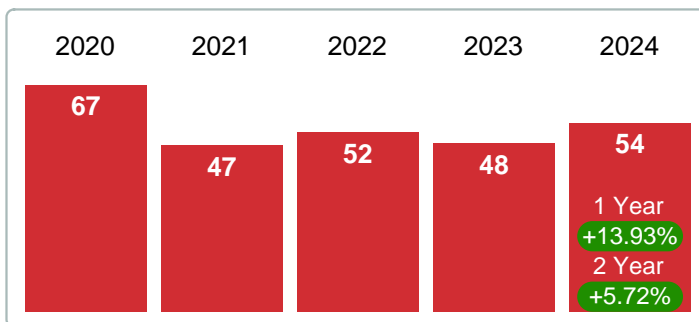
AVERAGE DAYS ON MARKET TO SALE

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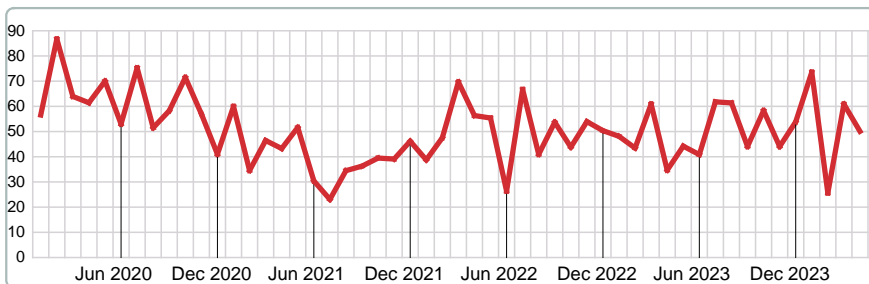
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 49

High Feb 2020 87 Low Jul 2021 23

Average Days on Market to Sale this month at 50 above the 5 yr APR average of 49



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8.00%	165	124	206	0	0
\$75,001 - \$150,000	8.00%	90	46	133	0	0
\$150,001 - \$200,000	20.00%	14	22	10	0	0
\$200,001 - \$275,000	28.00%	60	0	60	0	0
\$275,001 - \$350,000	16.00%	50	0	50	0	0
\$350,001 - \$425,000	8.00%	7	0	6	8	0
\$425,001 and up	12.00%	11	0	11	0	0
Average Closed DOM		50	53	52	8	0
Total Closed Units	100%	50	4	20	1	
Total Closed Volume		6,499,500	452.70K	5.63M	415.00K	0.00B

April 2024



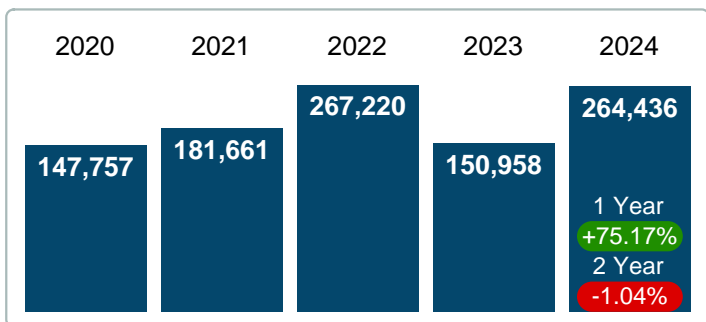
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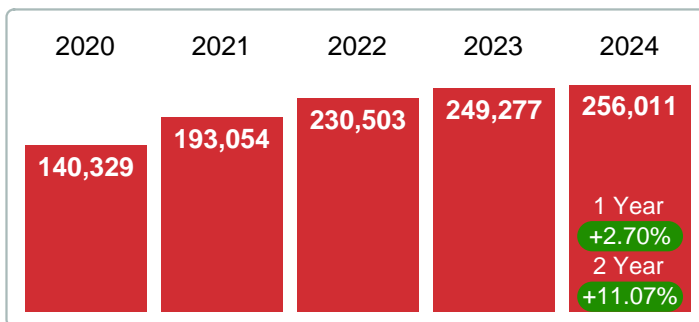
AVERAGE LIST PRICE AT CLOSING

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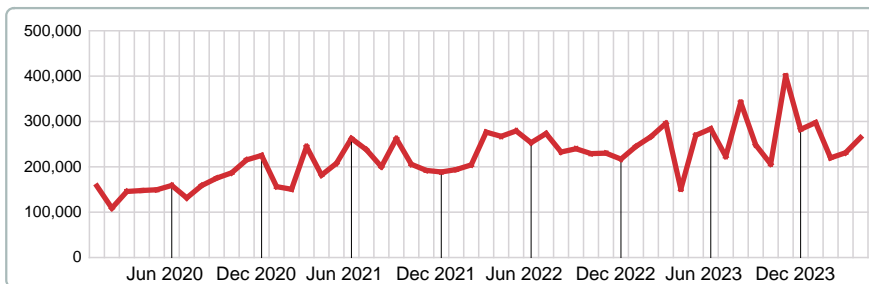
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

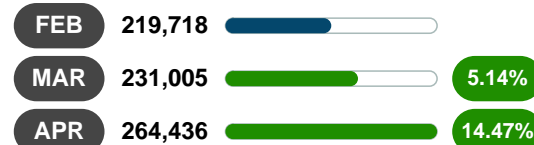


3 MONTHS

5 year APR AVG = 202,406

High Nov 2023 400,564 Low Feb 2020 108,871

Average List Price at Closing this month at **264,436** above the 5 yr APR average of **202,406**



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8.00%	47,500	25,000	70,000	0	0
\$75,001 - \$150,000	4.00%	94,900	94,900	180,000	0	0
\$150,001 - \$200,000	24.00%	178,833	165,000	194,333	0	0
\$200,001 - \$275,000	24.00%	252,000	0	253,143	0	0
\$275,001 - \$350,000	20.00%	311,000	0	318,750	0	0
\$350,001 - \$425,000	4.00%	372,000	0	372,000	450,000	0
\$425,001 and up	16.00%	477,250	0	486,333	0	0
Average List Price		264,436	112,475	285,550	450,000	0
Total Closed Units	100%	264,436	4	20	1	0
Total Closed Volume		6,610,900	449.90K	5.71M	450.00K	0.00B

April 2024



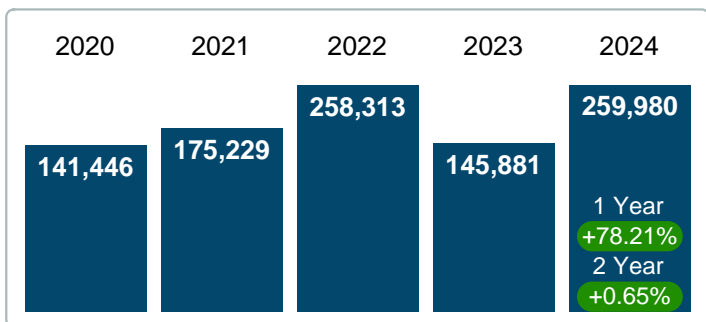
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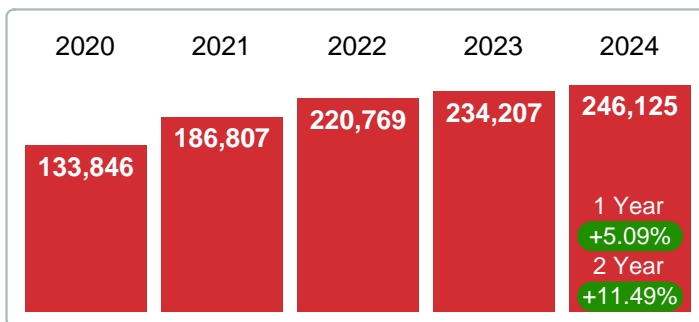
AVERAGE SOLD PRICE AT CLOSING

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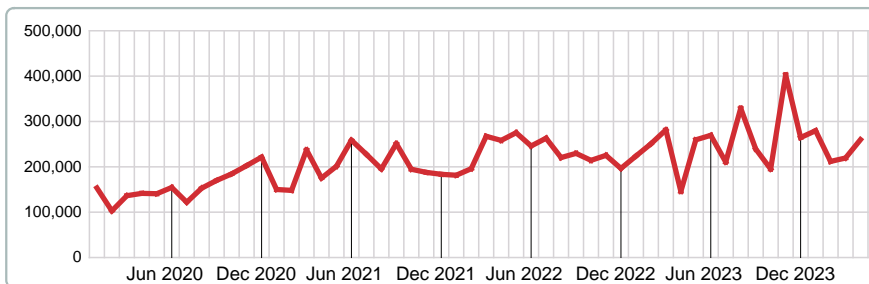
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

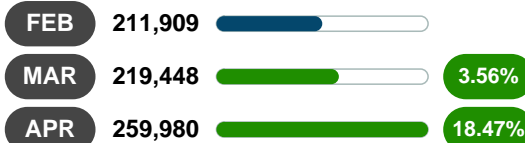


3 MONTHS

5 year APR AVG = 196,170

High Nov 2023 402,700 Low Feb 2020 102,882

Average Sold Price at Closing this month at **259,980** above the 5 yr APR average of **196,170**



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8.00%	48,750	25,000	72,500	0	0
\$75,001 - \$150,000	8.00%	120,100	97,700	142,500	0	0
\$150,001 - \$200,000	20.00%	177,200	165,000	185,333	0	0
\$200,001 - \$275,000	28.00%	247,114	0	247,114	0	0
\$275,001 - \$350,000	16.00%	318,750	0	318,750	0	0
\$350,001 - \$425,000	8.00%	393,500	0	372,000	415,000	0
\$425,001 and up	12.00%	494,667	0	494,667	0	0
Average Sold Price		259,980	113,175	281,590	415,000	0
Total Closed Units	100%	259,980	4	20	1	0
Total Closed Volume		6,499,500	452.70K	5.63M	415.00K	0.00B

April 2024



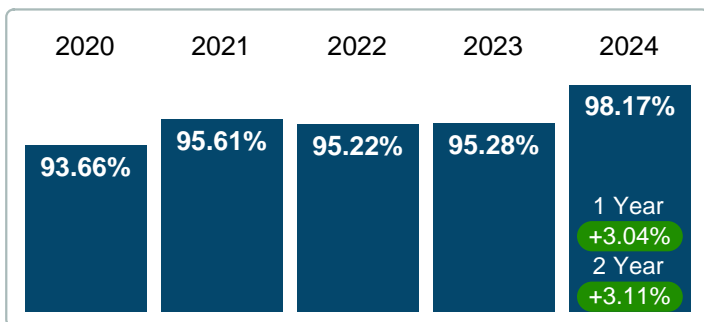
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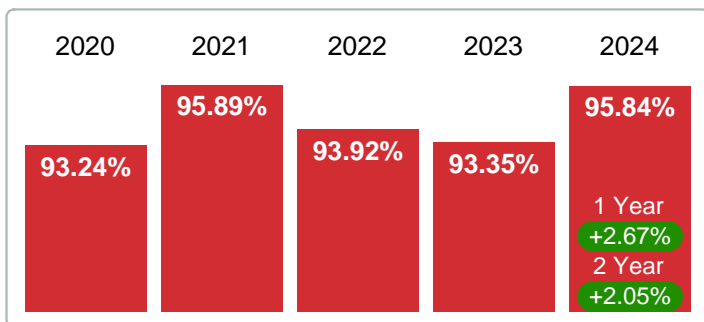
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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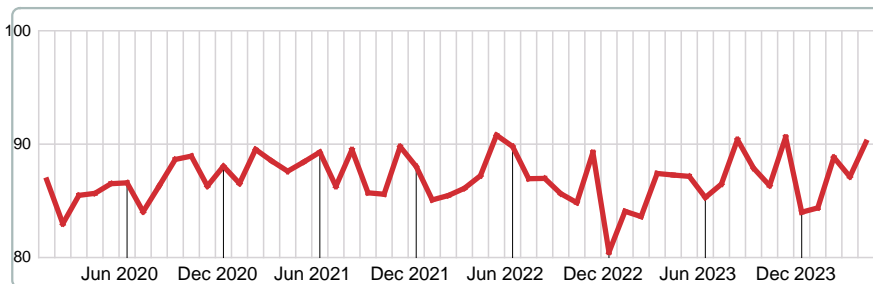
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

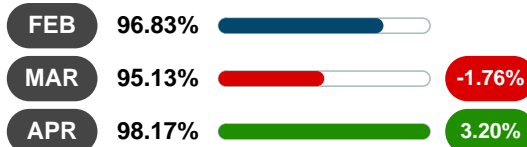


3 MONTHS

5 year APR AVG = 95.59%

High May 2022 98.79% Low Dec 2022 88.47%

Average Sold/List Ratio this month at **98.17%** above the 5 yr APR average of **95.59%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	8.00%	101.79%	100.00%	103.57%	0.00%	0.00%
\$75,001 - \$150,000	2	8.00%	91.06%	102.95%	79.17%	0.00%	0.00%
\$150,001 - \$200,000	5	20.00%	97.38%	100.00%	95.63%	0.00%	0.00%
\$200,001 - \$275,000	7	28.00%	97.78%	0.00%	97.78%	0.00%	0.00%
\$275,001 - \$350,000	4	16.00%	100.08%	0.00%	100.08%	0.00%	0.00%
\$350,001 - \$425,000	2	8.00%	96.11%	0.00%	100.00%	92.22%	0.00%
\$425,001 and up	3	12.00%	101.59%	0.00%	101.59%	0.00%	0.00%
Average Sold/List Ratio		98.20%		100.74%	97.96%	92.22%	0.00%
Total Closed Units		25	100%	4	20	1	
Total Closed Volume		6,499,500		452.70K	5.63M	415.00K	0.00B

April 2024



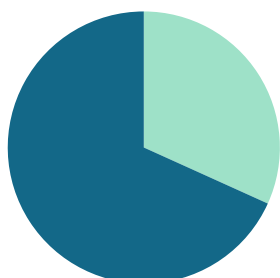
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on May 13, 2024 for MLS Technology Inc.

INVENTORY

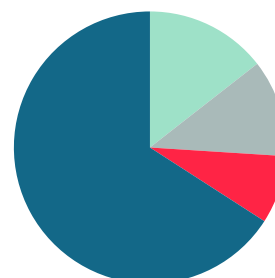


Inventory
 New Listings
47 = 31.76%
 Start Inventory
101
 Total Inventory Units
148
 Volume
\$53,307,789

Market Activity

Closed Sales
25 = 14.45%
 Pending Sales
20 = 11.56%
 Other Off Market
14 = 8.09%
 Active Inventory
114 = 65.90%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	12	25	108.33%	72	71	-1.39%
Pending Sales	21	20	-4.76%	76	78	2.63%
New Listings	37	47	27.03%	144	153	6.25%
Average List Price	150,958	264,436	75.17%	249,277	256,011	2.70%
Average Sale Price	145,881	259,980	78.21%	234,207	246,125	5.09%
Average Percent of Selling Price to List Price	95.28%	98.17%	3.04%	93.35%	95.84%	2.67%
Average Days on Market to Sale	34.67	50.08	44.46%	47.82	54.48	13.93%
Monthly Inventory	106	114	7.55%	106	114	7.55%
Months Supply of Inventory	4.63	5.72	23.75%	4.63	5.72	23.75%

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

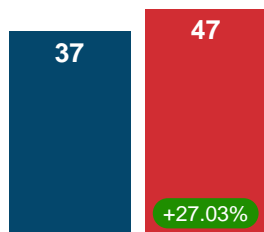
Inventory on April 30, 2024 = **114**

2023 **2024**

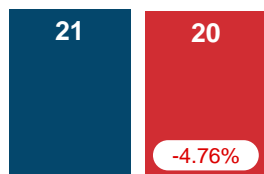
APRIL MARKET

AVERAGE PRICES

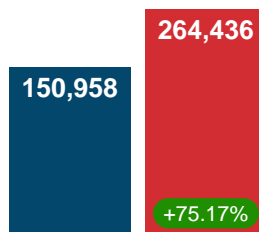
New Listings



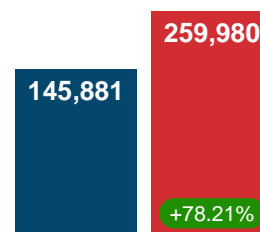
Pending Listings



List Price



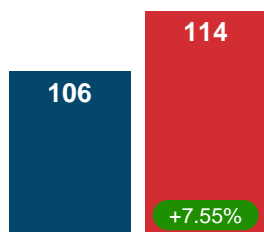
Sale Price



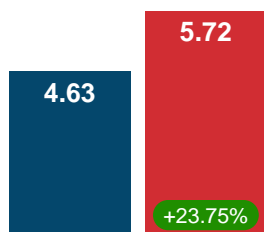
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

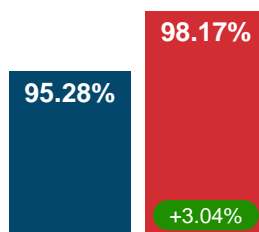
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

