

April 2024



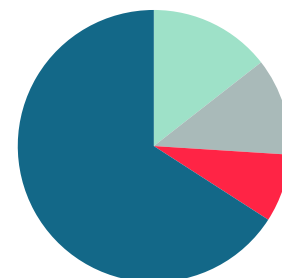
Area Delimited by County Of McIntosh - Residential Property Type



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%
Median List Price	146,250	270,000	84.62%
Median Sale Price	143,950	254,000	76.45%
Median Percent of Selling Price to List Price	96.40%	100.00%	3.73%
Median Days on Market to Sale	21.00	12.00	-42.86%
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.

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 **76.45%** in April 2024 to \$254,000 versus the previous year at \$143,950.

Median Days on Market Shortens

The median number of **12.00** days that homes spent on the market before selling decreased by 9.00 days or **42.86%** in April 2024 compared to last year's same month at **21.00** DOM.

Sales Success for April 2024 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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

April 2024



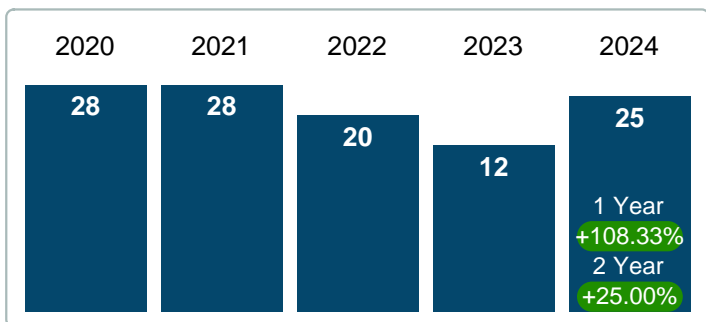
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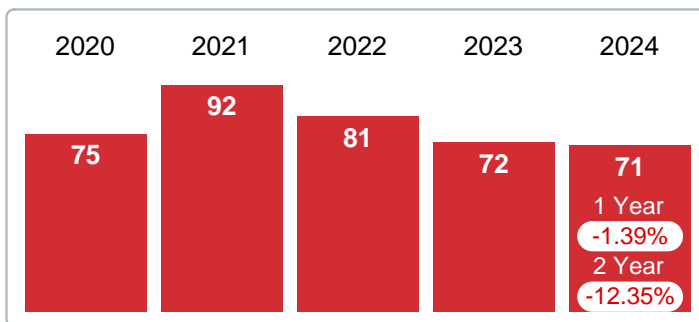
CLOSED LISTINGS

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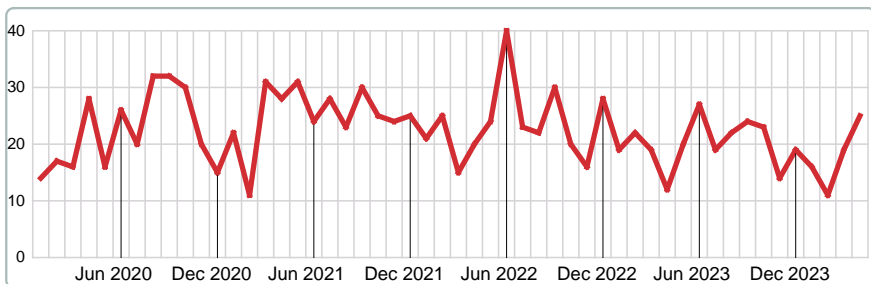
APRIL



YEAR TO DATE (YTD)

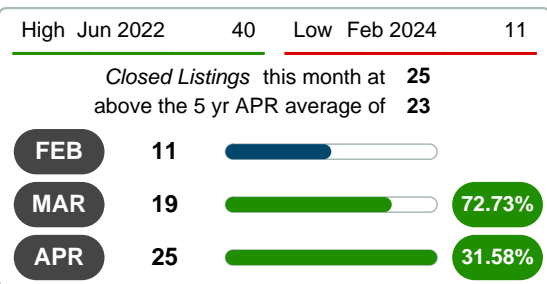


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 23



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	12.0	2	3	0	0
\$200,001 - \$275,000	7	28.00%	13.0	0	7	0	0
\$275,001 - \$350,000	4	16.00%	7.5	0	4	0	0
\$350,001 - \$425,000	2	8.00%	7.0	0	1	1	0
\$425,001 and up	3	12.00%	11.0	0	3	0	0
Total Closed Units	25			4	20	1	0
Total Closed Volume	6,499,500	100%	12.0	452.70K	5.63M	415.00K	0.00B
Median Closed Price	\$254,000			\$126,350	\$269,000	\$415,000	\$0

April 2024



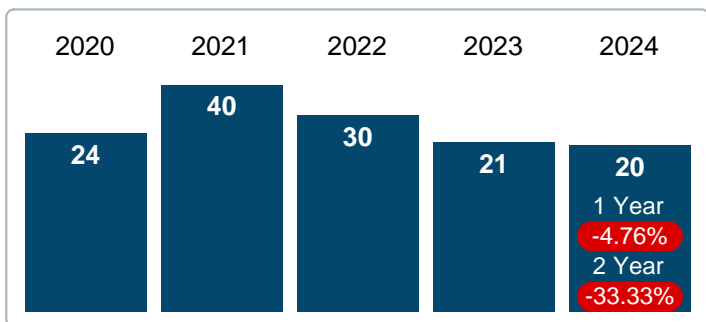
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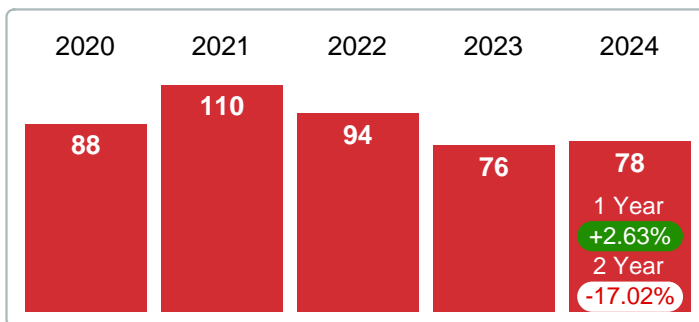
PENDING LISTINGS

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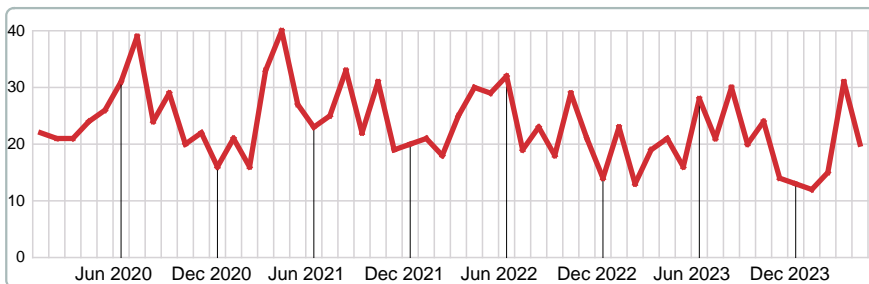
APRIL



YEAR TO DATE (YTD)

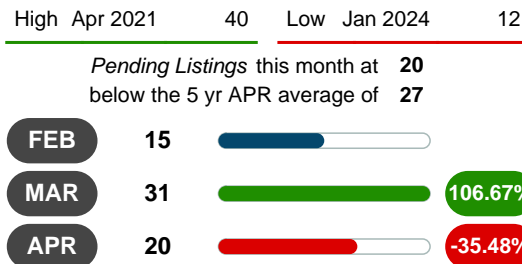


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 27



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	1	5.00%	124.0	1	0	0	0
\$25,001 - \$100,000	3	15.00%	28.0	1	2	0	0
\$100,001 - \$175,000	3	15.00%	5.0	1	1	1	0
\$175,001 - \$250,000	4	20.00%	94.0	0	4	0	0
\$250,001 - \$325,000	4	20.00%	54.0	0	4	0	0
\$325,001 - \$475,000	3	15.00%	3.0	0	2	0	1
\$475,001 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%	54.0	178.50K	3.41M	698.00K	350.00K
Median Listing Price	\$222,250			\$39,000	\$240,000	\$349,000	\$350,000

April 2024



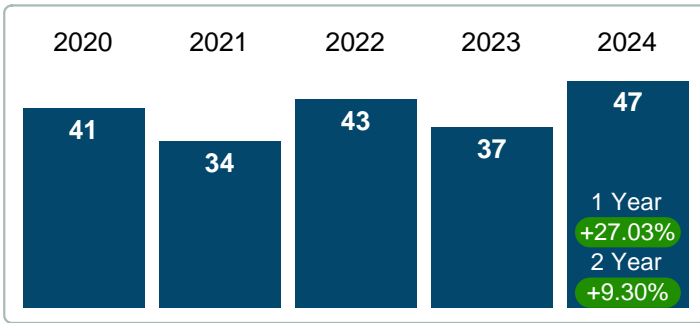
Area Delimited by County Of McIntosh - Residential Property Type



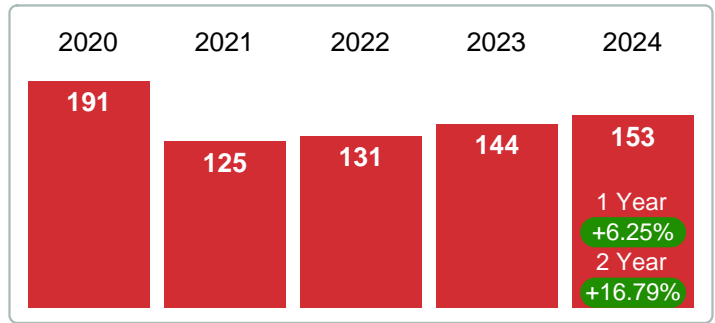
NEW LISTINGS

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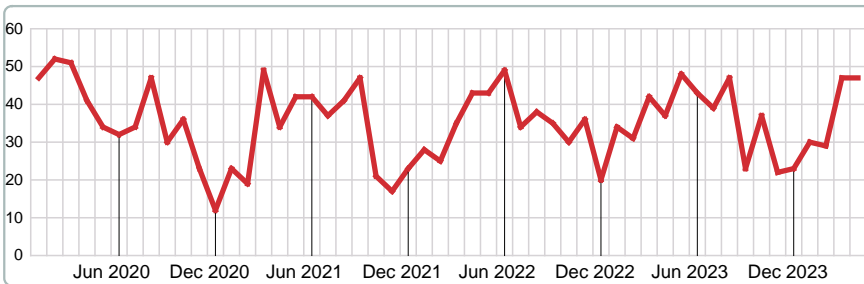
APRIL



YEAR TO DATE (YTD)

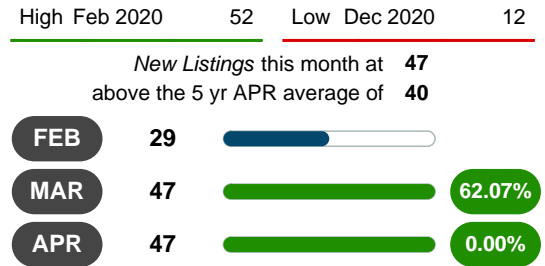


5 YEAR MARKET ACTIVITY TRENDS



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
\$125,000 and less	4	8.51%	4	0	0	0
\$125,001 - \$150,000	7	14.89%	2	4	1	0
\$150,001 - \$175,000	4	8.51%	2	1	1	0
\$175,001 - \$325,000	11	23.40%	3	8	0	0
\$325,001 - \$450,000	11	23.40%	1	6	3	1
\$450,001 - \$675,000	3	6.38%	0	2	1	0
\$675,001 and up	7	14.89%	0	4	2	1
Total New Listed Units	47		12	25	8	2
Total New Listed Volume	16,039,890	100%	2.11M	8.94M	3.85M	1.14M
Median New Listed Listing Price	\$269,000		\$155,000	\$277,900	\$424,950	\$569,950

April 2024



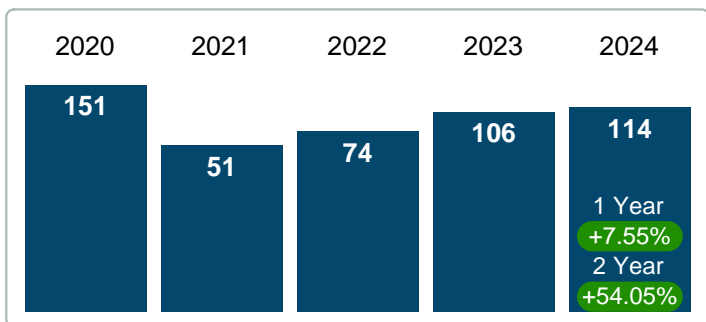
Area Delimited by County Of McIntosh - Residential Property Type



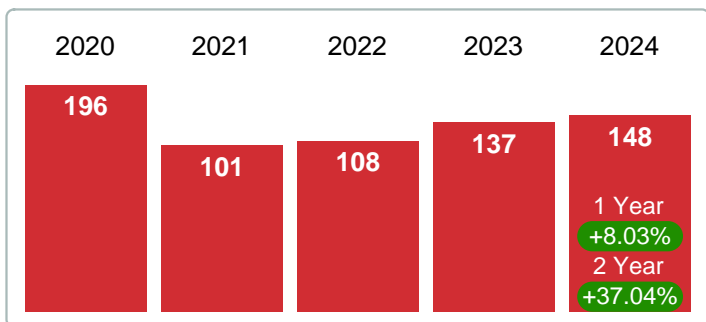
ACTIVE INVENTORY

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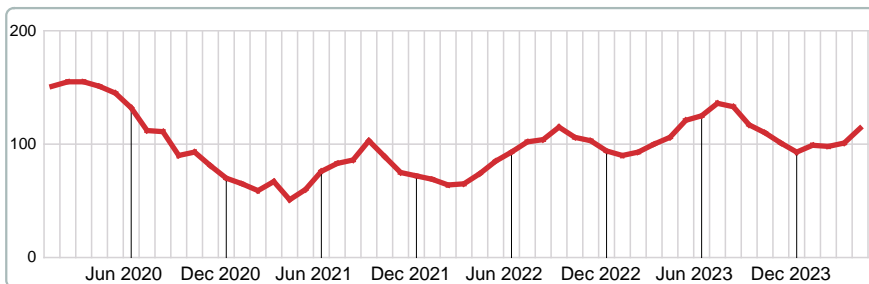
END OF APRIL



ACTIVE DURING APRIL

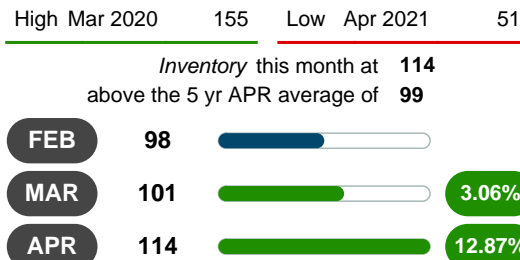


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 99



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	10.53%	61.5	8	4	0	0
\$125,001 - \$150,000	8	7.02%	22.5	2	6	0	0
\$150,001 - \$225,000	23	20.18%	55.0	7	12	4	0
\$225,001 - \$325,000	23	20.18%	64.0	8	13	2	0
\$325,001 - \$575,000	23	20.18%	39.0	2	13	7	1
\$575,001 - \$675,000	9	7.89%	71.0	0	4	4	1
\$675,001 and up	16	14.04%	33.0	0	7	6	3
Total Active Inventory by Units	114			27	59	23	5
Total Active Inventory by Volume	43,446,989	100%	54.5	5.05M	21.46M	13.41M	3.53M
Median Active Inventory Listing Price	\$283,900			\$177,500	\$275,000	\$475,000	\$699,000

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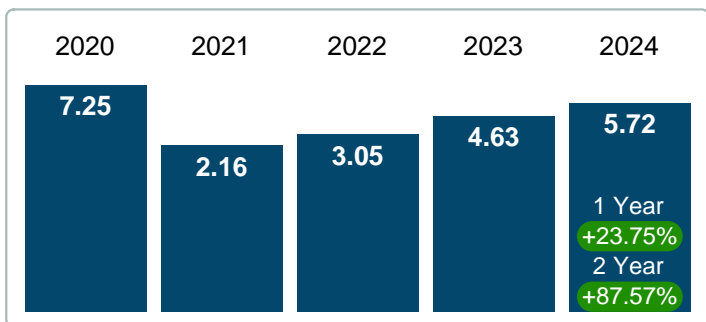
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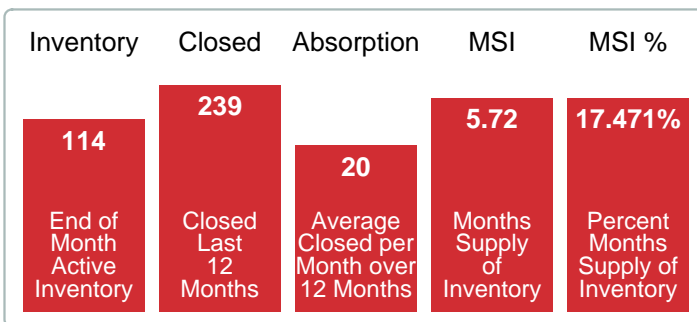
MONTHS SUPPLY of INVENTORY (MSI)

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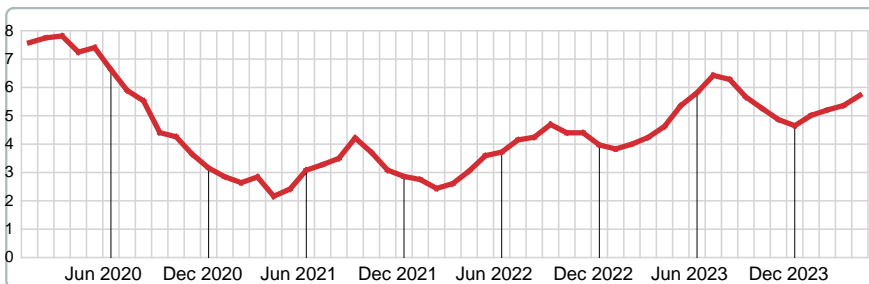
MSI FOR APRIL



INDICATORS FOR APRIL 2024

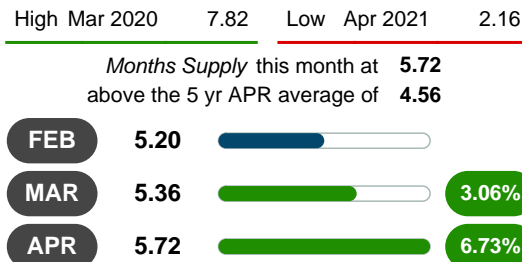


5 YEAR MARKET ACTIVITY TRENDS



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

April 2024



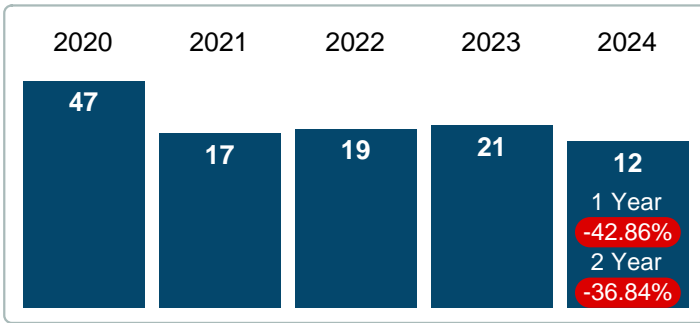
Area Delimited by County Of McIntosh - Residential Property Type



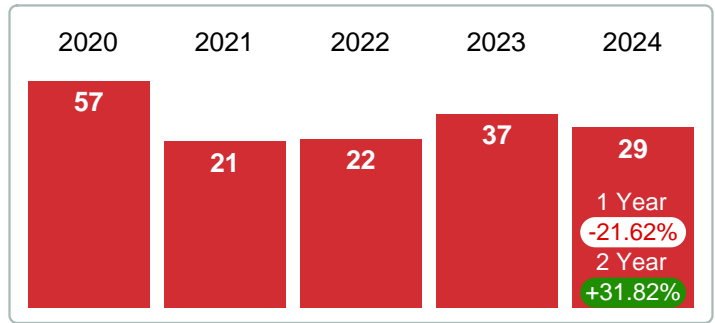
MEDIAN DAYS ON MARKET TO SALE

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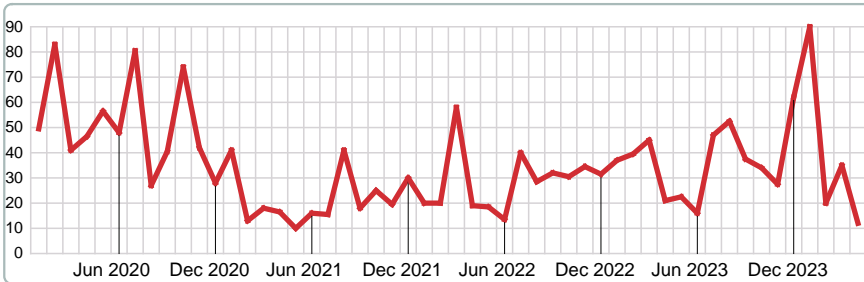
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

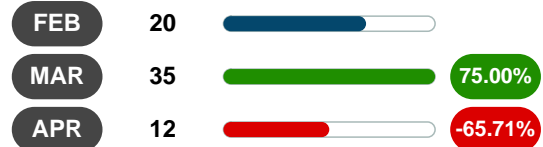


3 MONTHS

5 year APR AVG = 23

High Jan 2024 90 Low May 2021 10

Median Days on Market to Sale this month at 12 below the 5 yr APR average of 23



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	8.00%	165	124	206	0	0
\$75,001 - \$150,000	8.00%	90	46	133	0	0
\$150,001 - \$200,000	20.00%	12	22	12	0	0
\$200,001 - \$275,000	28.00%	13	0	13	0	0
\$275,001 - \$350,000	16.00%	8	0	8	0	0
\$350,001 - \$425,000	8.00%	7	0	6	8	0
\$425,001 and up	12.00%	11	0	11	0	0
Median Closed DOM		12	42	12	8	0
Total Closed Units	100%	25	4	20	1	
Total Closed Volume		6,499,500	452.70K	5.63M	415.00K	0.00B

April 2024



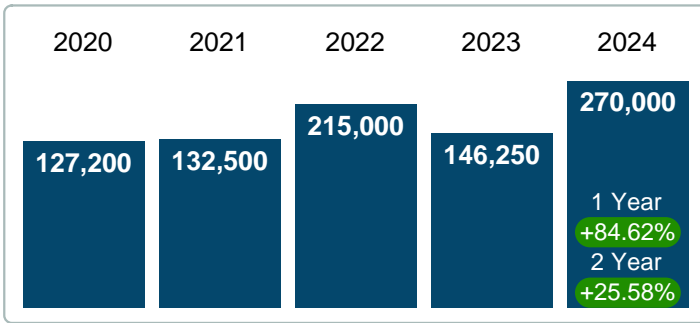
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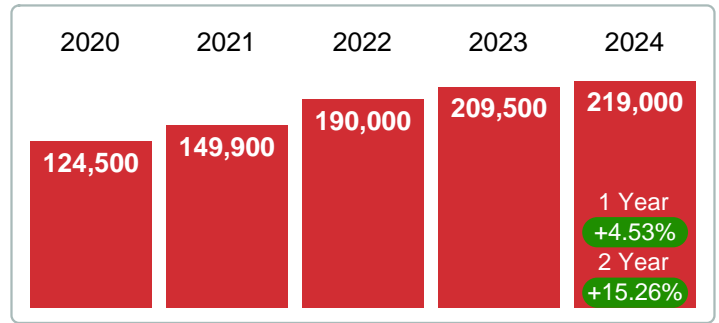
MEDIAN LIST PRICE AT CLOSING

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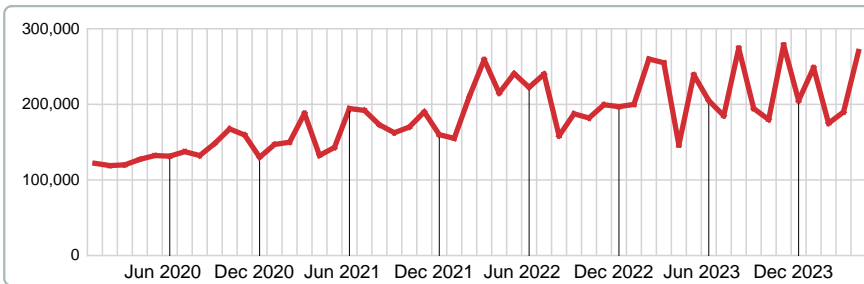
APRIL



YEAR TO DATE (YTD)

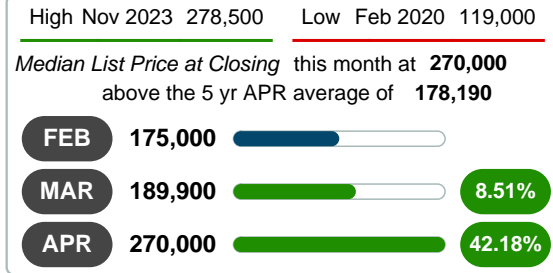


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 178,190



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	2	8.00%	47,500	25,000	70,000	0	0
\$75,001 - \$150,000	1	4.00%	94,900	94,900	0	0	0
\$150,001 - \$200,000	6	24.00%	177,500	165,000	184,500	0	0
\$200,001 - \$275,000	6	24.00%	262,000	0	262,000	0	0
\$275,001 - \$350,000	5	20.00%	315,000	0	315,000	0	0
\$350,001 - \$425,000	1	4.00%	372,000	0	372,000	0	0
\$425,001 and up	4	16.00%	474,500	0	499,000	450,000	0
Median List Price			270,000	124,950	274,500	450,000	0
Total Closed Units		100%	270,000	4	20	1	
Total Closed Volume			6,610,900	449.90K	5.71M	450.00K	0.00B

April 2024



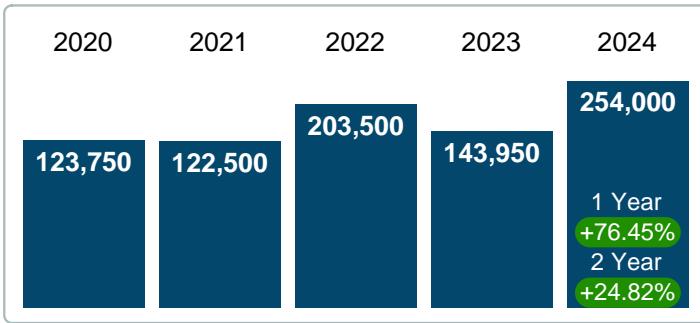
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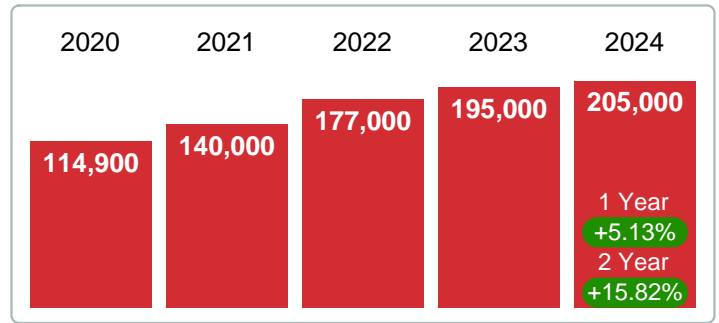
MEDIAN SOLD PRICE AT CLOSING

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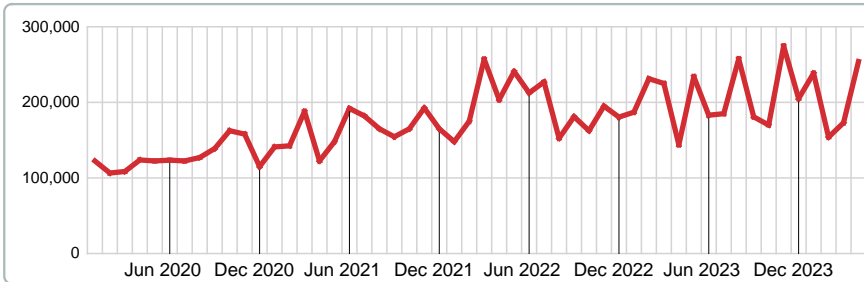
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

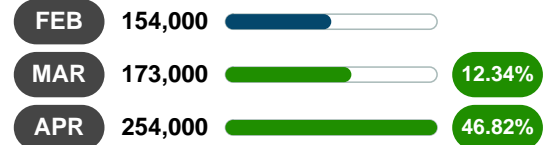


3 MONTHS

5 year APR AVG = 169,540

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

Median Sold Price at Closing this month at **254,000** above the 5 yr APR average of **169,540**



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	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%	175,000	165,000	186,000	0	0
\$200,001 - \$275,000	28.00%	254,000	0	254,000	0	0
\$275,001 - \$350,000	16.00%	315,000	0	315,000	0	0
\$350,001 - \$425,000	8.00%	393,500	0	372,000	415,000	0
\$425,001 and up	12.00%	499,000	0	499,000	0	0
Median Sold Price		254,000	126,350	269,000	415,000	0
Total Closed Units	100%	254,000	4	20	1	0
Total Closed Volume		6,499,500	452.70K	5.63M	415.00K	0.00B

April 2024



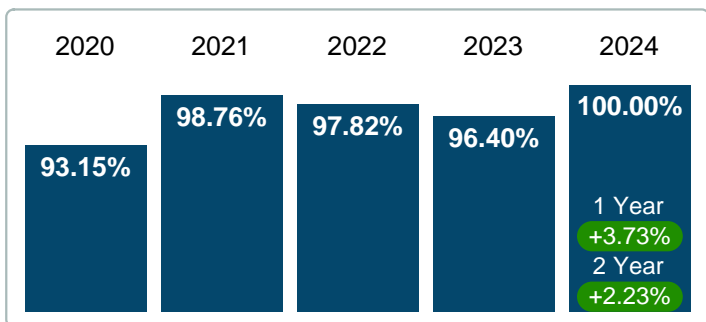
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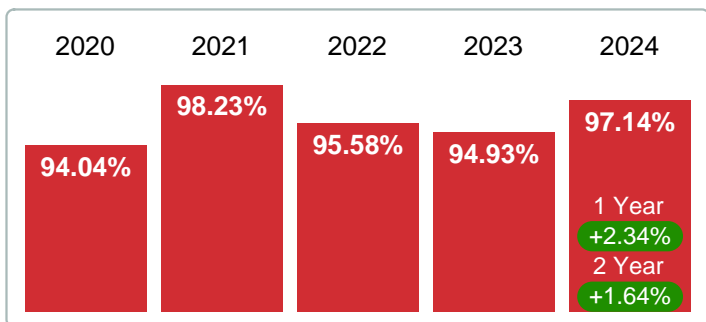
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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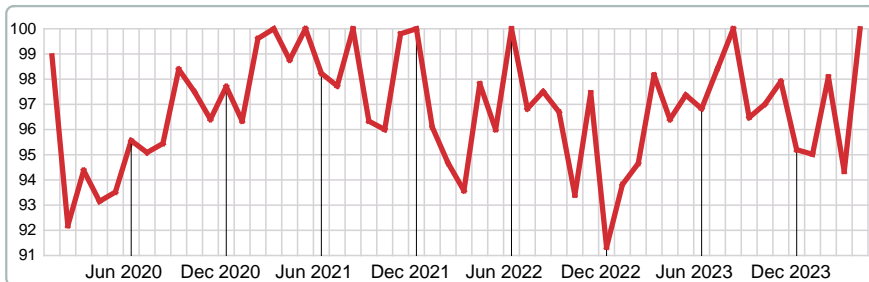
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

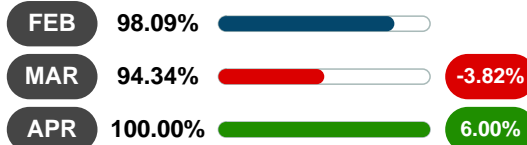


3 MONTHS

5 year APR AVG = 97.23%

High Apr 2024 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr APR average of **97.23%**



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	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%	98.41%	100.00%	97.14%	0.00%	0.00%
\$200,001 - \$275,000	7	28.00%	98.54%	0.00%	98.54%	0.00%	0.00%
\$275,001 - \$350,000	4	16.00%	100.00%	0.00%	100.00%	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%	100.00%	0.00%	100.00%	0.00%	0.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	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



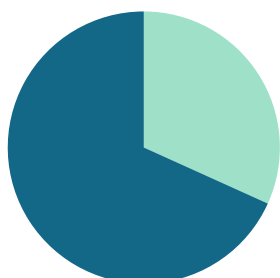
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

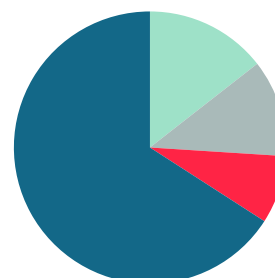


Inventory
 New Listings
47 = 31.76%
 Start Inventory
101
 Total Inventory Units
148
 Volume
\$53,307,789

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%
Median List Price	146,250	270,000	84.62%	209,500	219,000	4.53%
Median Sale Price	143,950	254,000	76.45%	195,000	205,000	5.13%
Median Percent of Selling Price to List Price	96.40%	100.00%	3.73%	94.93%	97.14%	2.34%
Median Days on Market to Sale	21.00	12.00	-42.86%	37.00	29.00	-21.62%
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

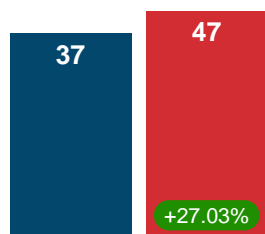
Inventory on April 30, 2024 = **114**

2023 **2024**

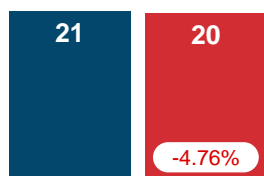
APRIL MARKET

MEDIAN PRICES

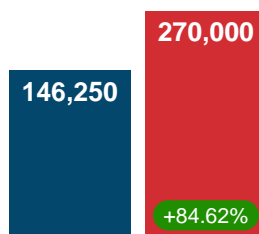
New Listings



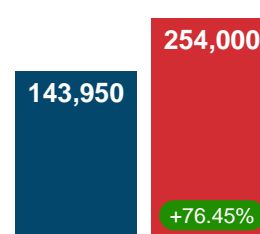
Pending Listings



List Price



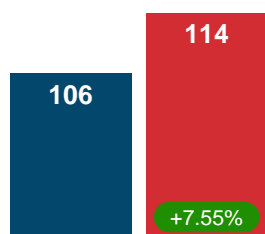
Sale Price



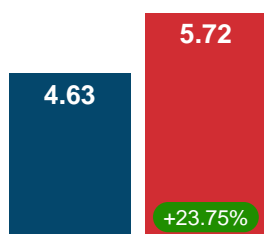
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

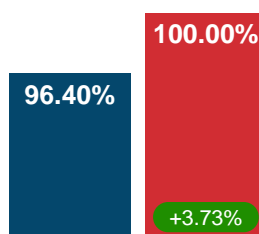
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

