

May 2024



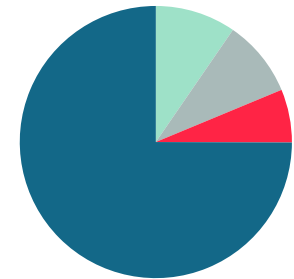
Area Delimited by County Of McIntosh



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	May 2024	+/-%
Closed Listings	34	44	29.41%
Pending Listings	26	42	61.54%
New Listings	81	89	9.88%
Average List Price	209,800	203,264	-3.12%
Average Sale Price	196,104	197,695	0.81%
Average Percent of Selling Price to List Price	90.19%	92.59%	2.66%
Average Days on Market to Sale	54.29	67.18	23.74%
End of Month Inventory	314	344	9.55%
Months Supply of Inventory	9.44	10.48	10.94%



■ Closed (9.59%)
■ Pending (9.15%)
■ Other OffMarket (6.32%)
■ Active (74.95%)

Absorption: Last 12 months, an Average of **33** Sales/Month
Active Inventory as of May 31, 2024 = **344**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2024 rose **9.55%** to 344 existing homes available for sale. Over the last 12 months this area has had an average of 33 closed sales per month. This represents an unsold inventory index of **10.48** 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 **0.81%** in May 2024 to \$197,695 versus the previous year at \$196,104.

Average Days on Market Lengthens

The average number of **67.18** days that homes spent on the market before selling increased by 12.89 days or **23.74%** in May 2024 compared to last year's same month at **54.29** DOM.

Sales Success for May 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 89 New Listings in May 2024, up **9.88%** from last year at 81. Furthermore, there were 44 Closed Listings this month versus last year at 34, a **29.41%** increase.

Closed versus Listed trends yielded a **49.4%** ratio, up from previous year's, May 2023, at **42.0%**, a **17.78%** 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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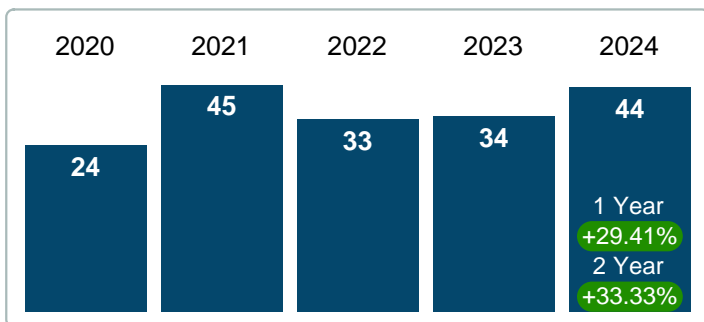
Area Delimited by County Of McIntosh



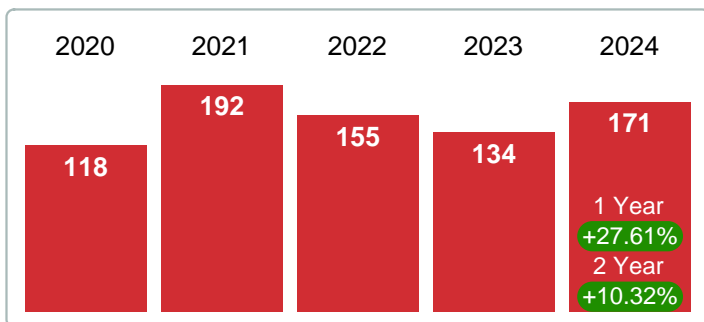
CLOSED LISTINGS

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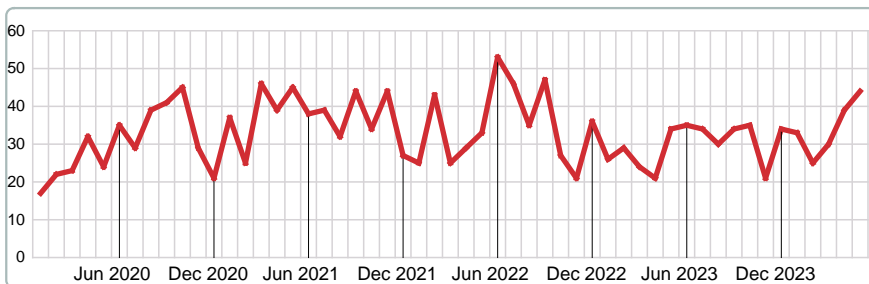
MAY



YEAR TO DATE (YTD)

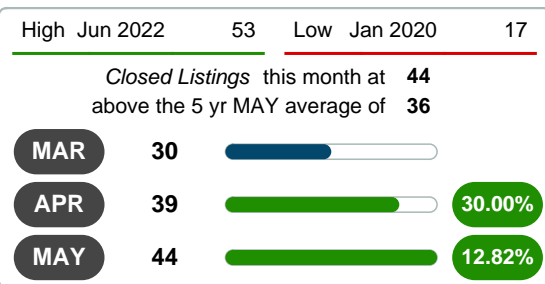


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 36



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	8	18.18%	43.1	8	0	0	0
\$25,001 - \$25,000	0	0.00%	0.0	0	0	0	0
\$25,001 - \$50,000	6	13.64%	43.0	5	1	0	0
\$50,001 - \$175,000	12	27.27%	80.8	9	3	0	0
\$175,001 - \$325,000	8	18.18%	110.5	3	5	0	0
\$325,001 - \$375,000	6	13.64%	22.2	0	3	2	1
\$375,001 and up	4	9.09%	91.5	1	1	2	0
Total Closed Units	44			26	13	4	1
Total Closed Volume	8,698,600	100%	67.2	2.92M	3.36M	2.06M	360.00K
Average Closed Price	\$197,695			\$112,296	\$258,385	\$514,975	\$360,000

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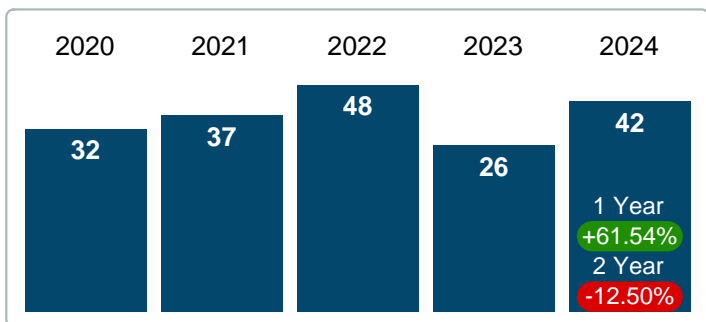
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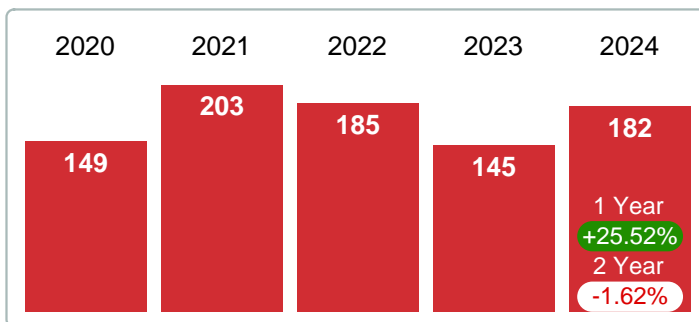
PENDING LISTINGS

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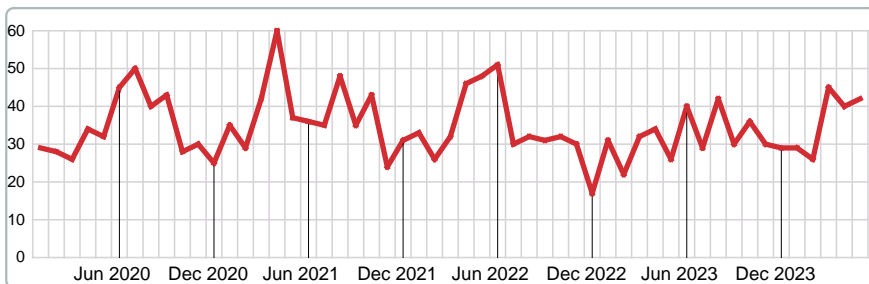
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 37

High Apr 2021 60 Low Dec 2022 17

Pending Listings this month at 42 above the 5 yr MAY average of 37



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	7	16.67%	52.6	7	0	0	0
\$25,001 - \$50,000	2	4.76%	171.5	2	0	0	0
\$50,001 - \$75,000	6	14.29%	64.7	5	1	0	0
\$75,001 - \$175,000	10	23.81%	86.4	6	4	0	0
\$175,001 - \$275,000	5	11.90%	70.4	2	2	1	0
\$275,001 - \$400,000	7	16.67%	95.7	1	3	3	0
\$400,001 and up	5	11.90%	41.4	1	4	0	0
Total Pending Units	42			24	14	4	0
Total Pending Volume	9,630,600	100%	80.7	2.51M	5.97M	1.15M	0.00B
Average Listing Price	\$163,883			\$104,554	\$426,271	\$288,375	\$0

May 2024



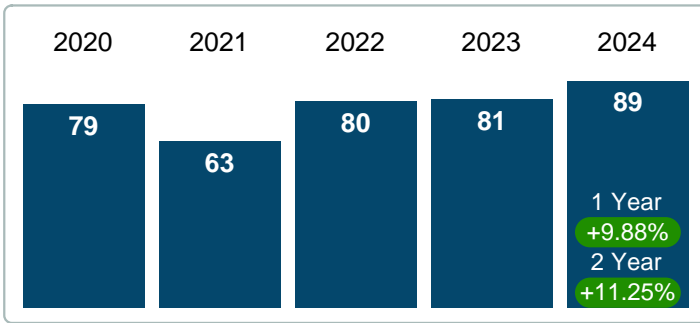
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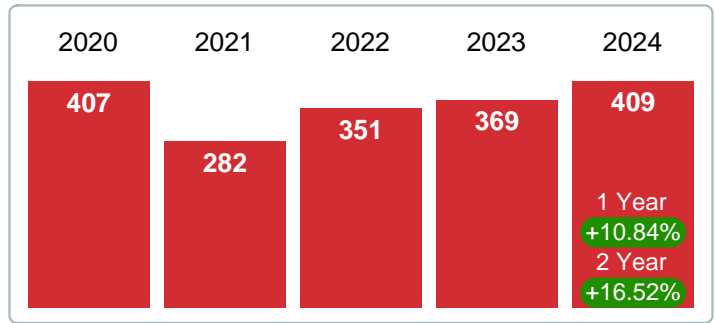
NEW LISTINGS

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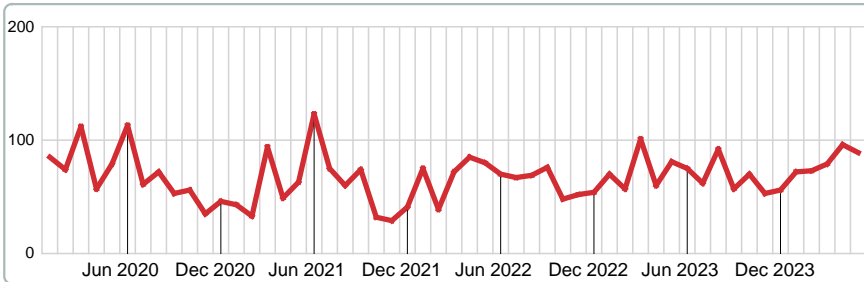
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 78

High Jun 2021 123 Low Nov 2021 29

New Listings this month at **89**
above the 5 yr MAY average of **78**

- MAR 79
- APR 96 (+21.52%)
- MAY 89 (-7.29%)

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	3	3.37%	3	0	0	0
\$20,001 - \$30,000	15	16.85%	15	0	0	0
\$30,001 - \$70,000	13	14.61%	12	1	0	0
\$70,001 - \$200,000	24	26.97%	21	3	0	0
\$200,001 - \$290,000	13	14.61%	7	6	0	0
\$290,001 - \$440,000	12	13.48%	5	5	2	0
\$440,001 and up	9	10.11%	4	1	3	1
Total New Listed Units	89		67	16	5	1
Total New Listed Volume	18,230,142	100%	10.32M	3.97M	2.49M	1.45M
Average New Listed Listing Price	\$25,000		\$153,963	\$248,138	\$498,880	\$1,450,000

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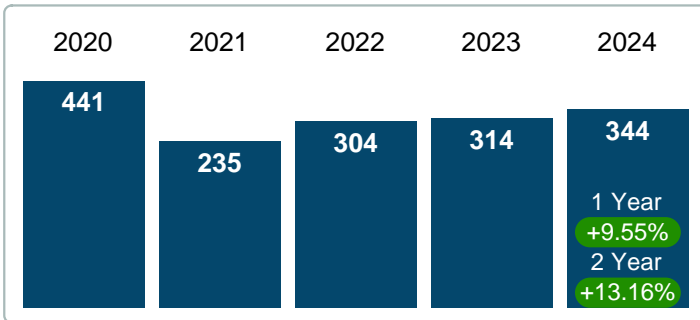
Area Delimited by County Of McIntosh



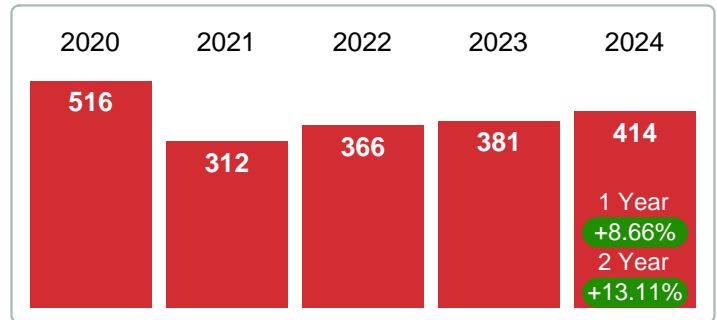
ACTIVE INVENTORY

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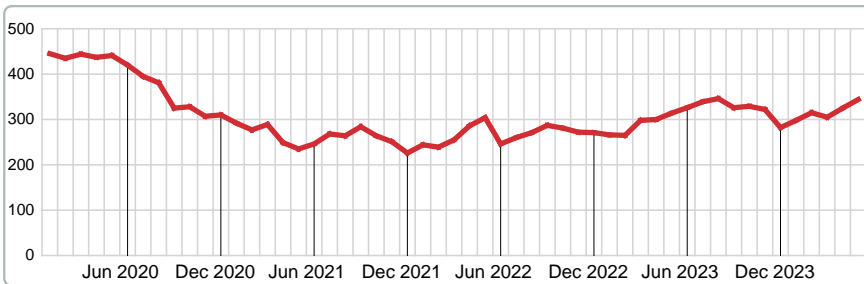
END OF MAY



ACTIVE DURING MAY

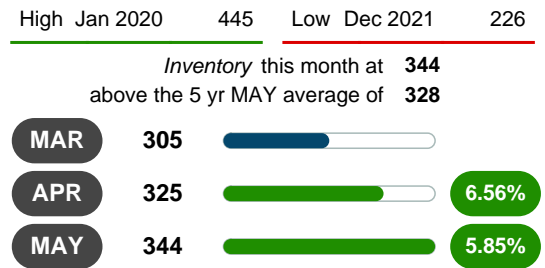


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 328



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	33	9.59%	83.3	33	0	0	0
\$25,001 - \$25,000	0	0.00%	0.0	0	0	0	0
\$25,001 - \$75,000	77	22.38%	97.2	76	1	0	0
\$75,001 - \$200,000	103	29.94%	127.5	85	16	2	0
\$200,001 - \$325,000	53	15.41%	77.7	30	22	1	0
\$325,001 - \$575,000	46	13.37%	82.0	22	14	9	1
\$575,001 and up	32	9.30%	92.4	10	8	9	5
Total Active Inventory by Units	344			256	61	21	6
Total Active Inventory by Volume	89,359,930	100%	99.4	50.81M	20.81M	12.79M	4.95M
Average Active Inventory Listing Price	\$259,767			\$198,478	\$341,187	\$609,019	\$824,633

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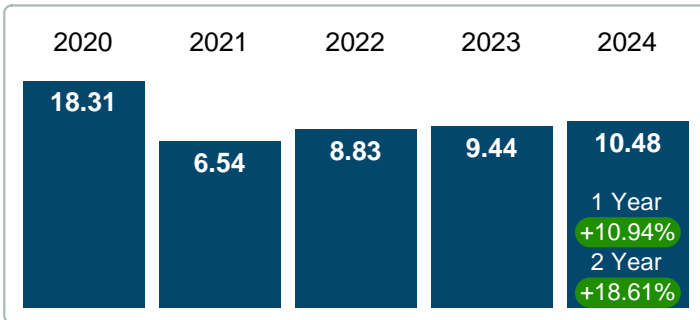
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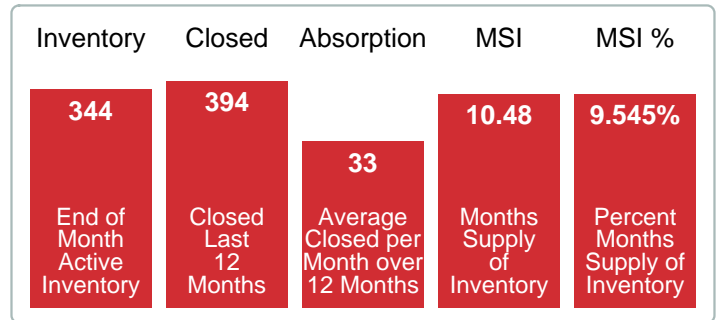
MONTHS SUPPLY of INVENTORY (MSI)

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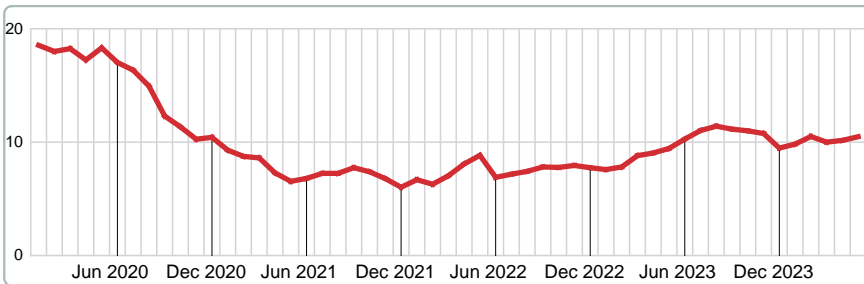
MSI FOR MAY



INDICATORS FOR MAY 2024



5 YEAR MARKET ACTIVITY TRENDS

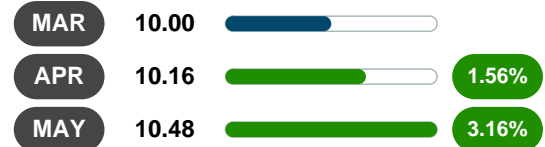


3 MONTHS

5 year MAY AVG = 10.72

High Jan 2020 18.54 Low Dec 2021 6.03

Months Supply this month at **10.48**
below the 5 yr MAY average of **10.72**



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
\$25,000 and less	33	9.59%	11.65	12.00	0.00	0.00	0.00
\$25,001 - \$25,000	0	0.00%	nan	0.00	0.00	0.00	0.00
\$25,001 - \$75,000	77	22.38%	12.49	14.48	1.20	0.00	0.00
\$75,001 - \$200,000	103	29.94%	8.58	10.97	4.36	4.00	0.00
\$200,001 - \$325,000	53	15.41%	9.09	16.36	6.60	2.00	0.00
\$325,001 - \$575,000	46	13.37%	10.42	24.00	7.30	6.75	4.00
\$575,001 and up	32	9.30%	20.21	24.00	24.00	13.50	30.00
Market Supply of Inventory (MSI)			10.48	13.53	6.00	6.81	9.00
Total Active Inventory by Units		100%	10.48	256	61	21	6

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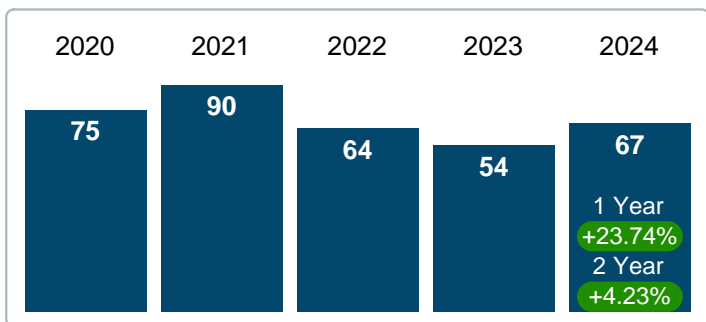
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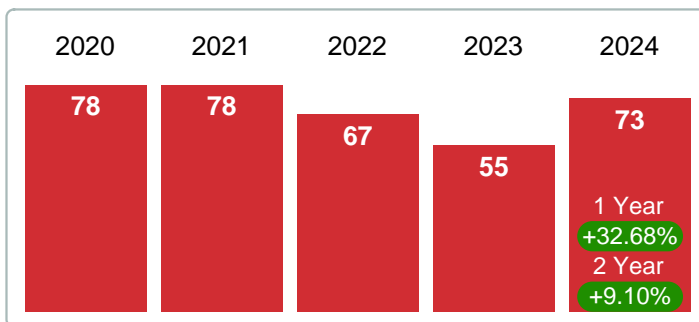
AVERAGE DAYS ON MARKET TO SALE

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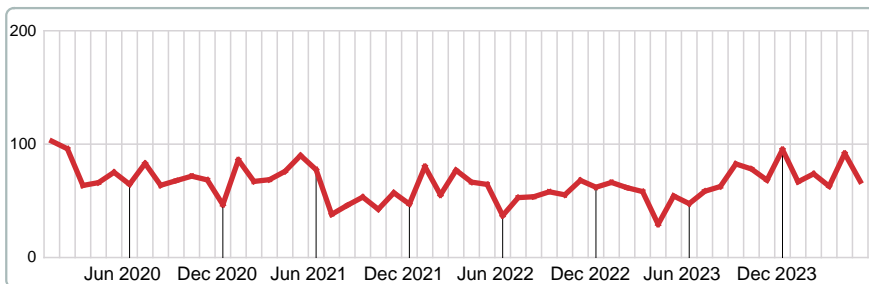
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 70

High Jan 2020 103 Low Apr 2023 29

Average Days on Market to Sale this month at 67 below the 5 yr MAY average of 70



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
\$25,000 and less	18.18%	43	43	0	0	0
\$25,001 - \$25,000	0.00%	0	0	0	0	0
\$25,001 - \$50,000	13.64%	43	46	28	0	0
\$50,001 - \$175,000	27.27%	81	62	139	0	0
\$175,001 - \$325,000	18.18%	111	148	88	0	0
\$325,001 - \$375,000	13.64%	22	0	24	30	3
\$375,001 and up	9.09%	92	13	11	171	0
Average Closed DOM		67	61	74	100	3
Total Closed Units	100%	44	26	13	4	1
Total Closed Volume		8,698,600	2.92M	3.36M	2.06M	360.00K

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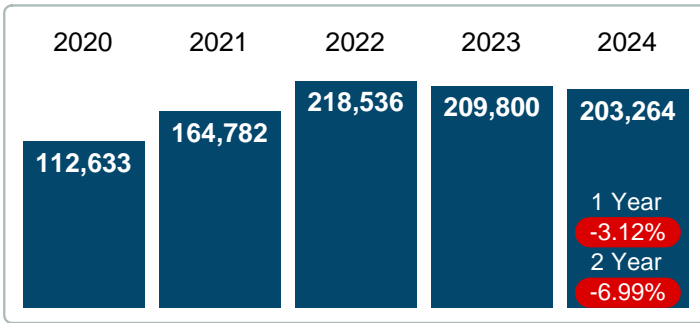
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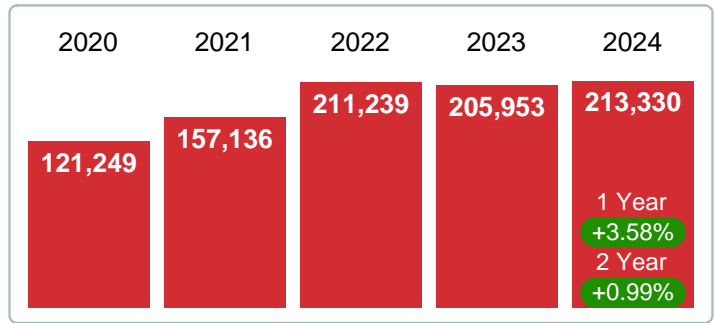
AVERAGE LIST PRICE AT CLOSING

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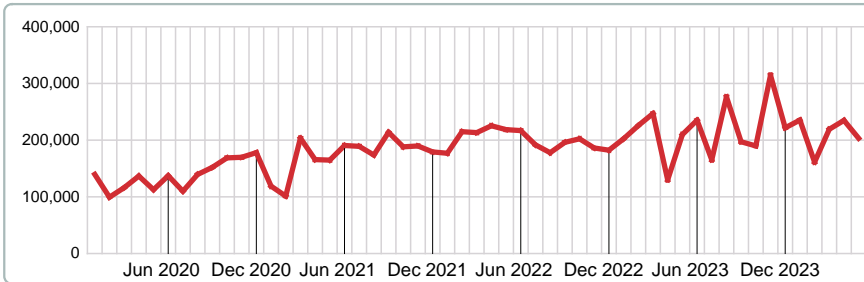
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

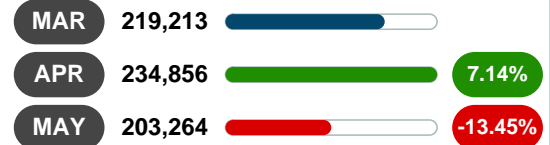


3 MONTHS

5 year MAY AVG = 181,803

High Nov 2023 314,562 Low Feb 2020 99,377

Average List Price at Closing this month at **203,264**
above the 5 yr MAY average of **181,803**



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
\$25,000 and less	5	11.36%	20,000	24,938	0	0	0
\$25,001 - \$25,000	0	0.00%	0	0	0	0	0
\$25,001 - \$50,000	9	20.45%	38,044	39,580	45,000	0	0
\$50,001 - \$175,000	11	25.00%	113,764	106,833	163,267	0	0
\$175,001 - \$325,000	9	20.45%	224,489	219,667	232,300	0	0
\$325,001 - \$375,000	3	6.82%	349,667	0	378,167	367,250	350,000
\$375,001 and up	7	15.91%	597,200	1,000,000	695,500	657,450	0
Average List Price			203,264	116,073	271,254	512,350	350,000
Total Closed Units		100%	203,264	26	13	4	1
Total Closed Volume			8,943,600	3.02M	3.53M	2.05M	350.00K

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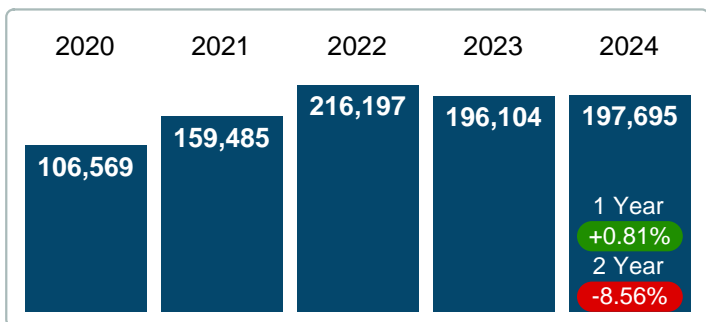
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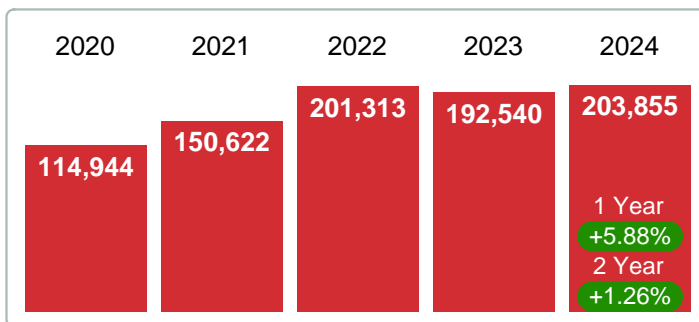
AVERAGE SOLD PRICE AT CLOSING

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MAY



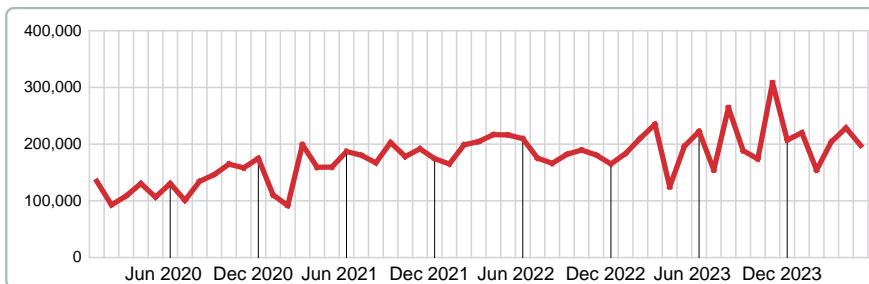
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 175,210



High Nov 2023 308,195 Low Feb 2021 91,661

Average Sold Price at Closing this month at **197,695**
 above the 5 yr MAY average of **175,210**

MAR	203,967	<div style="width: 80%;"></div>
APR	228,662	<div style="width: 100%;"></div> 12.11%
MAY	197,695	<div style="width: 100%;"></div> -13.54%

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
\$25,000 and less 8	18.18%	20,750	20,750	0	0	0
\$25,001 - \$25,000 0	0.00%	0	0	0	0	0
\$25,001 - \$50,000 6	13.64%	34,583	33,900	38,000	0	0
\$50,001 - \$175,000 12	27.27%	112,683	102,467	143,333	0	0
\$175,001 - \$325,000 8	18.18%	218,625	204,000	227,400	0	0
\$325,001 - \$375,000 6	13.64%	355,667	0	358,000	350,000	360,000
\$375,001 and up 4	9.09%	772,475	1,050,000	680,000	679,950	0
Average Sold Price		197,695	112,296	258,385	514,975	360,000
Total Closed Units	100%	197,695	26	13	4	1
Total Closed Volume		8,698,600	2.92M	3.36M	2.06M	360.00K

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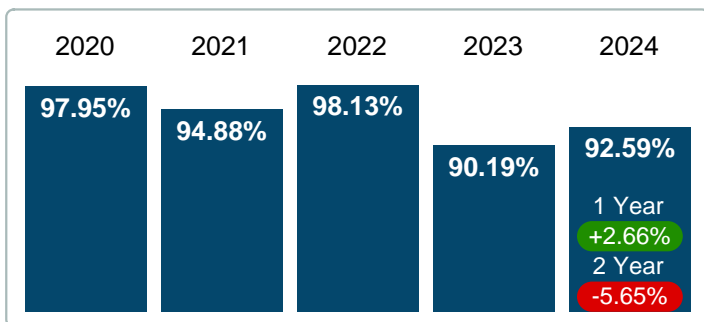
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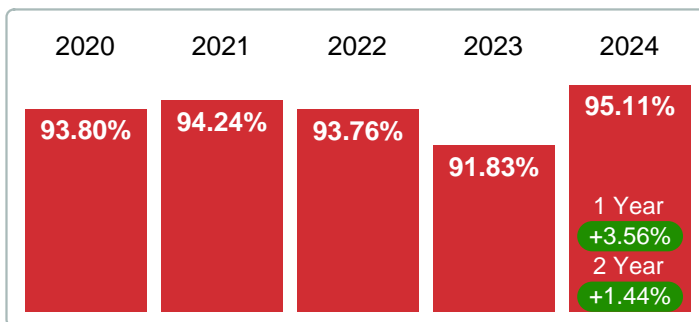
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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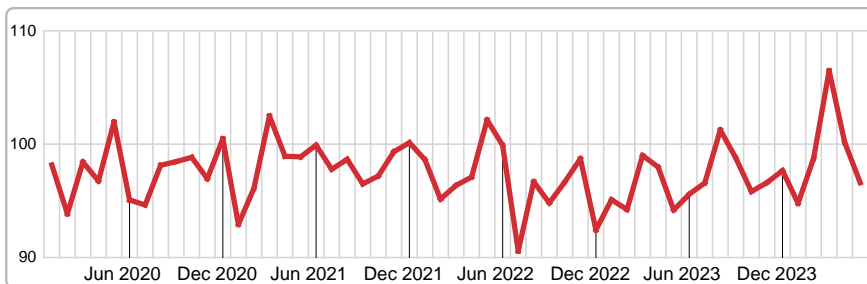
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

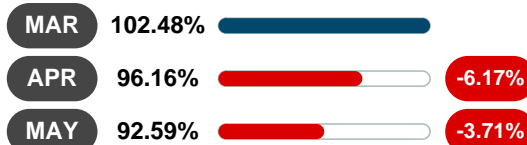


3 MONTHS

5 year MAY AVG = 94.75%

High Mar 2024 102.48% Low Jul 2022 86.58%

Average Sold/List Ratio this month at **92.59%**
below the 5 yr MAY average of **94.75%**



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
\$25,000 and less	8	18.18%	84.91%	84.91%	0.00%	0.00%	0.00%
\$25,001 - \$25,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$25,001 - \$50,000	6	13.64%	85.84%	86.12%	84.44%	0.00%	0.00%
\$50,001 - \$175,000	12	27.27%	93.74%	95.48%	88.54%	0.00%	0.00%
\$175,001 - \$325,000	8	18.18%	95.97%	92.78%	97.89%	0.00%	0.00%
\$325,001 - \$375,000	6	13.64%	96.38%	0.00%	94.79%	95.53%	102.86%
\$375,001 and up	4	9.09%	102.19%	105.00%	97.77%	103.00%	0.00%
Average Sold/List Ratio		92.60%		90.48%	93.98%	99.26%	102.86%
Total Closed Units		44	100%	26	13	4	1
Total Closed Volume		8,698,600		2.92M	3.36M	2.06M	360.00K

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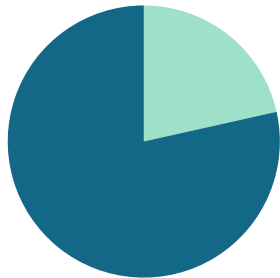
Area Delimited by County Of McIntosh



MARKET SUMMARY

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

INVENTORY

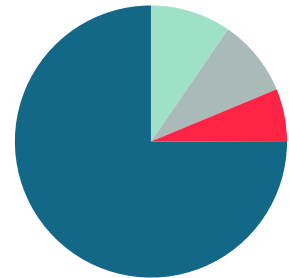


Inventory
 New Listings
89 = 21.50%
 Start Inventory
325
 Total Inventory Units
414
 Volume
\$103,235,128

Market Activity

Closed Sales
44 = 9.59%
 Pending Sales
42 = 9.15%
 Other Off Market
29 = 6.32%
 Active Inventory
344 = 74.95%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	34	44	29.41%	134	171	27.61%
Pending Sales	26	42	61.54%	145	182	25.52%
New Listings	81	89	9.88%	369	409	10.84%
Average List Price	209,800	203,264	-3.12%	205,953	213,330	3.58%
Average Sale Price	196,104	197,695	0.81%	192,540	203,855	5.88%
Average Percent of Selling Price to List Price	90.19%	92.59%	2.66%	91.83%	95.11%	3.56%
Average Days on Market to Sale	54.29	67.18	23.74%	54.97	72.94	32.68%
Monthly Inventory	314	344	9.55%	314	344	9.55%
Months Supply of Inventory	9.44	10.48	10.94%	9.44	10.48	10.94%

Absorption: Last 12 months, an Average of **33** Sales/Month

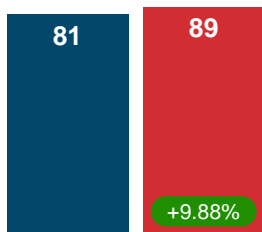
Inventory on May 31, 2024 = **344**

2023 **2024**

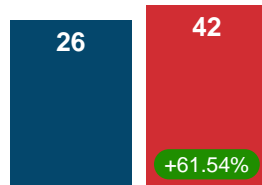
MAY MARKET

AVERAGE PRICES

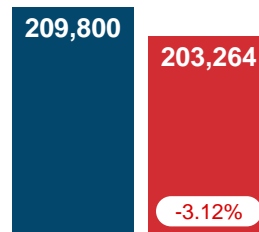
New Listings



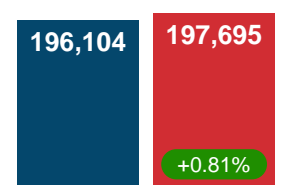
Pending Listings



List Price



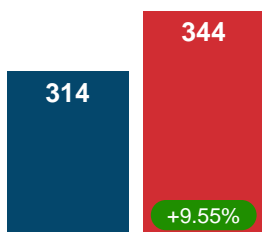
Sale Price



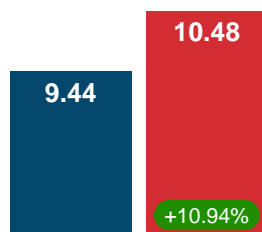
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

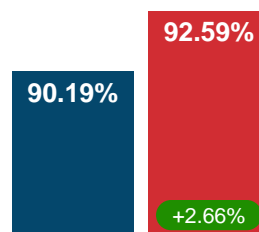
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

