

May 2024



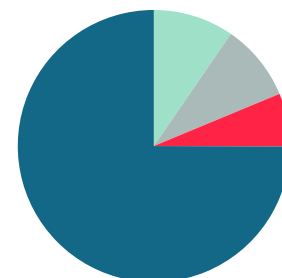
Area Delimited by County Of McIntosh



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%
Median List Price	175,000	137,000	-21.71%
Median Sale Price	165,225	131,000	-20.71%
Median Percent of Selling Price to List Price	94.29%	94.66%	0.39%
Median Days on Market to Sale	37.00	27.50	-25.68%
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.

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 **20.71%** in May 2024 to \$131,000 versus the previous year at \$165,225.

Median Days on Market Shortens

The median number of **27.50** days that homes spent on the market before selling decreased by 9.50 days or **25.68%** in May 2024 compared to last year's same month at **37.00** DOM.

Sales Success for May 2024 is Positive

Overall, with Median Prices falling and Days on Market decreasing, 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 Monthly 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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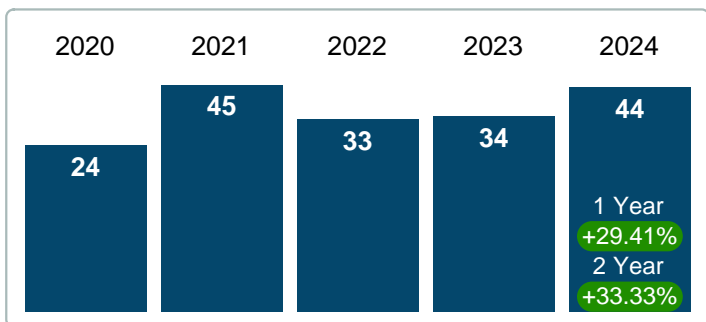
Area Delimited by County Of McIntosh



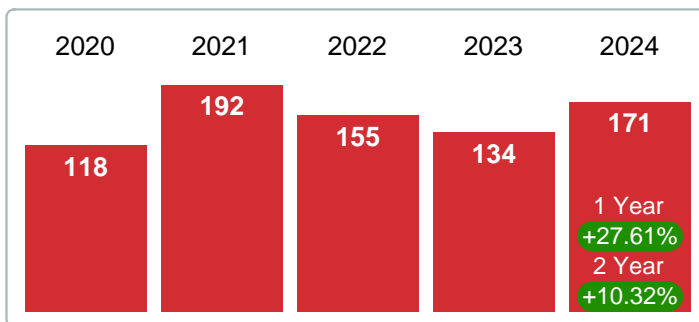
CLOSED LISTINGS

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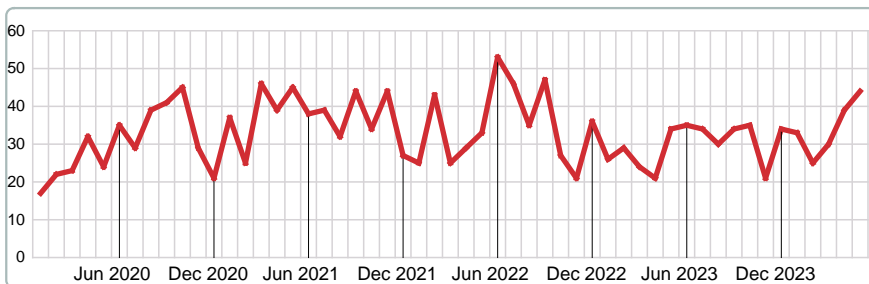
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 36

High Jun 2022 53 Low Jan 2020 17

Closed Listings this month at 44 above the 5 yr MAY average of 36

- MAR 30
- APR 39 30.00%
- MAY 44 12.82%

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	3	6.82%	9.0	3	0	0	0
\$20,001 - \$30,000	6	13.64%	33.5	6	0	0	0
\$30,001 - \$70,000	7	15.91%	28.0	6	1	0	0
\$70,001 - \$190,000	11	25.00%	76.0	8	3	0	0
\$190,001 - \$340,000	7	15.91%	114.0	2	5	0	0
\$340,001 - \$370,000	5	11.36%	22.0	0	2	2	1
\$370,001 and up	5	11.36%	13.0	1	2	2	0
Total Closed Units	44			26	13	4	1
Total Closed Volume	8,698,600	100%	27.5	2.92M	3.36M	2.06M	360.00K
Median Closed Price	\$131,000			\$46,000	\$210,000	\$457,500	\$360,000

May 2024



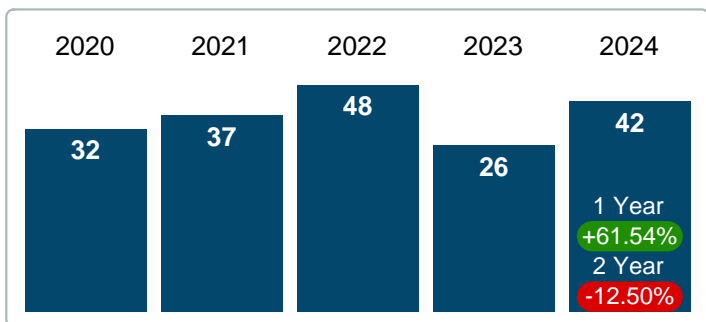
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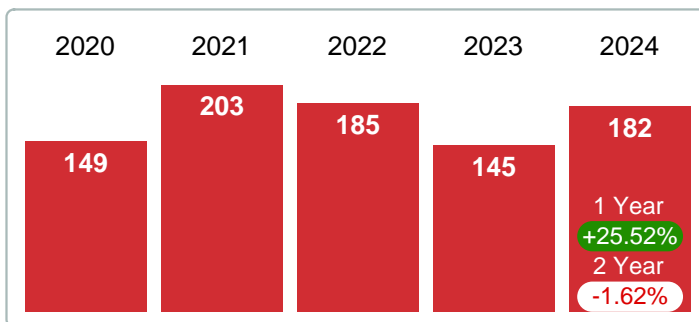
PENDING LISTINGS

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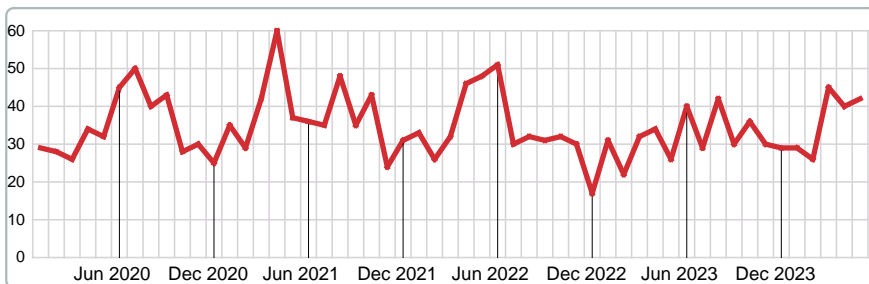
MAY



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	7	16.67%	16.0	7	0	0	0
\$25,001 - \$50,000	2	4.76%	171.5	2	0	0	0
\$50,001 - \$75,000	6	14.29%	22.0	5	1	0	0
\$75,001 - \$175,000	10	23.81%	41.0	6	4	0	0
\$175,001 - \$275,000	5	11.90%	45.0	2	2	1	0
\$275,001 - \$400,000	7	16.67%	64.0	1	3	3	0
\$400,001 and up	5	11.90%	24.0	1	4	0	0
Total Pending Units	42			24	14	4	0
Total Pending Volume	9,630,600	100%	40.5	2.51M	5.97M	1.15M	0.00B
Median Listing Price	\$157,400			\$70,000	\$245,500	\$312,250	\$0

May 2024



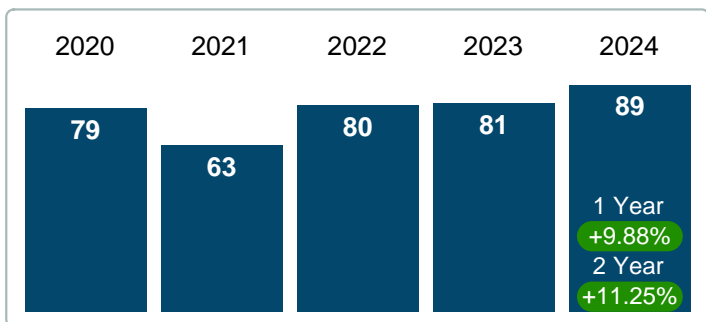
Area Delimited by County Of McIntosh



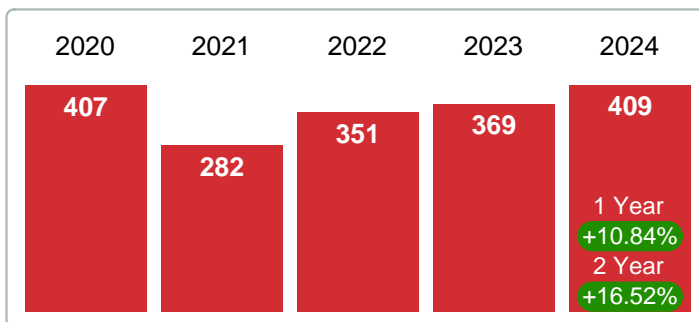
NEW LISTINGS

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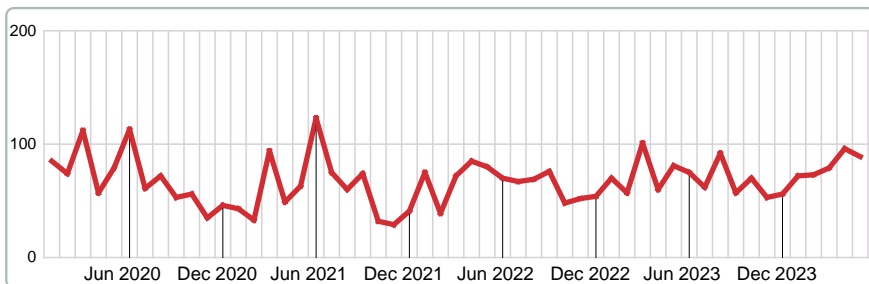
MAY



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
Median New Listed Listing Price	\$139,500		\$75,000	\$242,500	\$549,900	\$1,450,000

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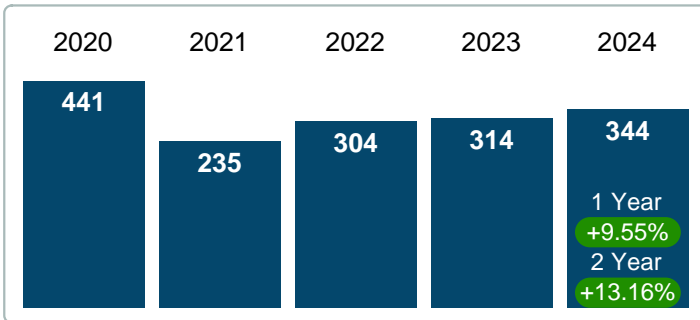
Area Delimited by County Of McIntosh



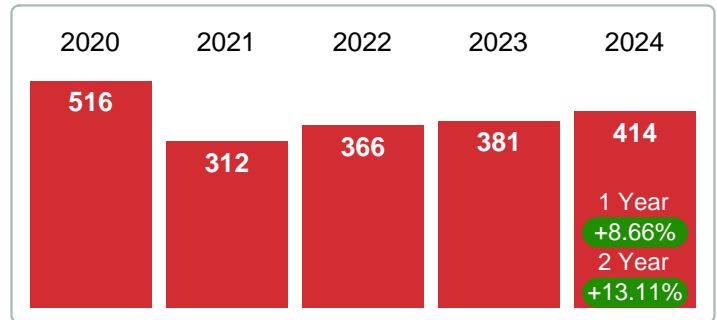
ACTIVE INVENTORY

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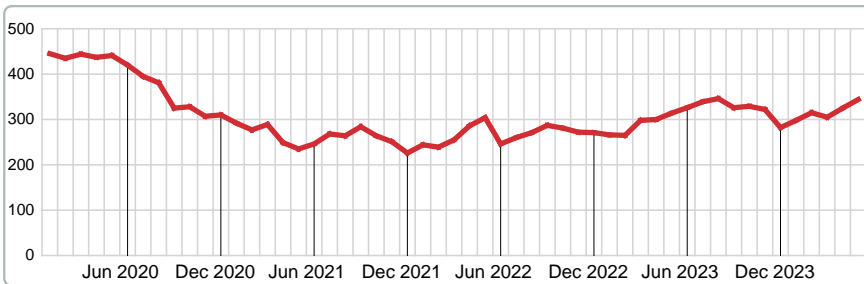
END OF MAY



ACTIVE DURING MAY

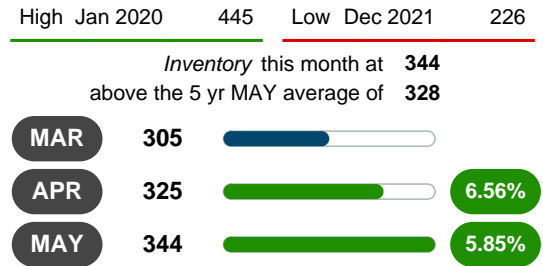


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 328



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	33	9.59%	60.0	33	0	0	0
\$25,001 - \$25,000	0	0.00%	60.0	0	0	0	0
\$25,001 - \$75,000	77	22.38%	88.0	76	1	0	0
\$75,001 - \$200,000	103	29.94%	113.0	85	16	2	0
\$200,001 - \$325,000	53	15.41%	67.0	30	22	1	0
\$325,001 - \$575,000	46	13.37%	73.0	22	14	9	1
\$575,001 and up	32	9.30%	73.5	10	8	9	5
Total Active Inventory by Units	344			256	61	21	6
Total Active Inventory by Volume	89,359,930	100%	82.0	50.81M	20.81M	12.79M	4.95M
Median Active Inventory Listing Price	\$152,450			\$104,950	\$259,000	\$549,900	\$737,450

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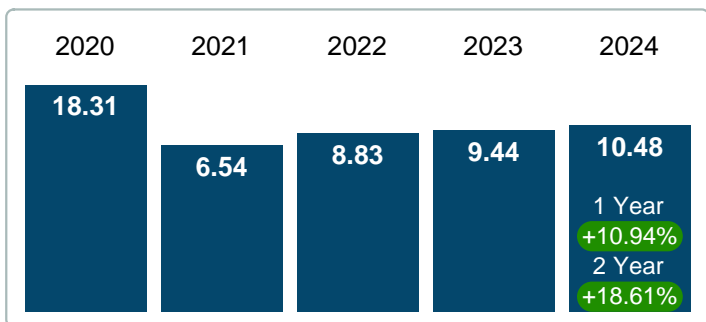
Area Delimited by County Of McIntosh



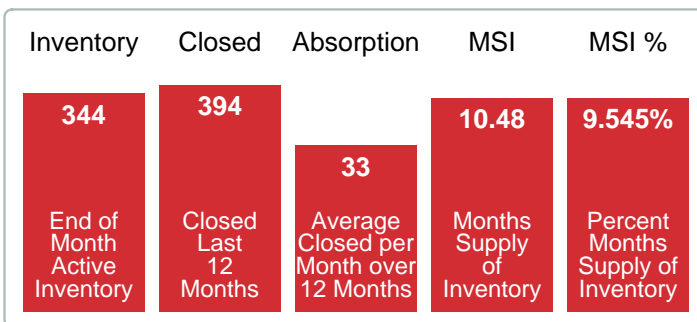
MONTHS SUPPLY of INVENTORY (MSI)

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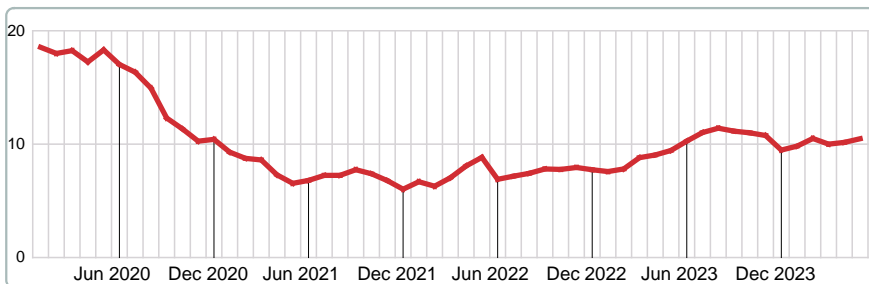
MSI FOR MAY



INDICATORS FOR MAY 2024

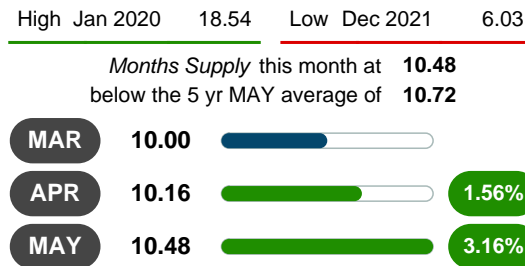


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 10.72



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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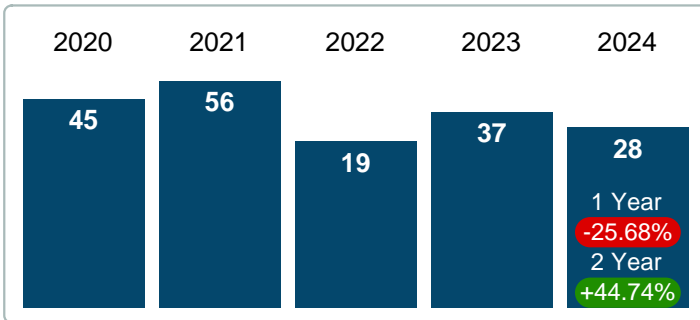
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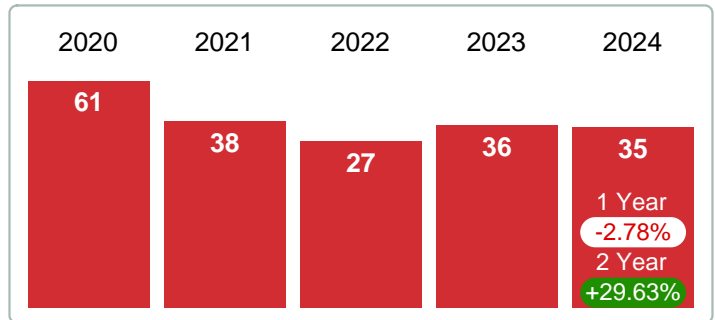
MEDIAN DAYS ON MARKET TO SALE

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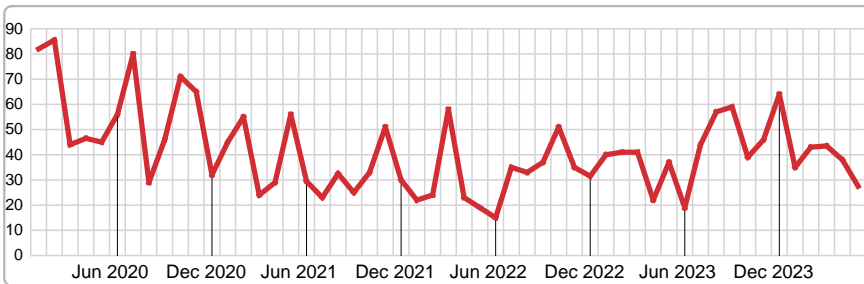
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

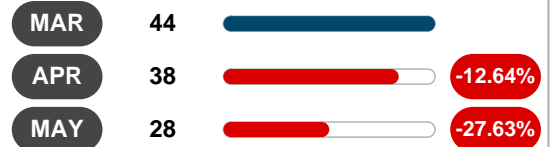


3 MONTHS

5 year MAY AVG = 37

High Feb 2020 86 Low Jun 2022 15

Median Days on Market to Sale this month at 28 below the 5 yr MAY average of 37



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
\$20,000 and less	6.82%	9	9	0	0	0
\$20,001 - \$30,000	13.64%	34	34	0	0	0
\$30,001 - \$70,000	15.91%	28	35	28	0	0
\$70,001 - \$190,000	25.00%	76	20	120	0	0
\$190,001 - \$340,000	15.91%	114	216	83	0	0
\$340,001 - \$370,000	11.36%	22	0	32	30	3
\$370,001 and up	11.36%	13	13	9	171	0
Median Closed DOM		28				
Total Closed Units	100%	27.5	15	45	69	3
Total Closed Volume			2.92M	3.36M	2.06M	360.00K

May 2024



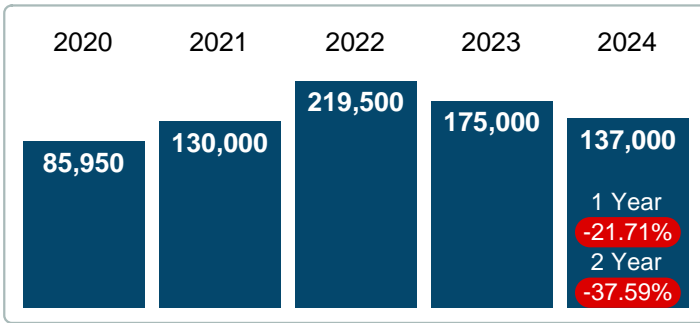
Area Delimited by County Of McIntosh



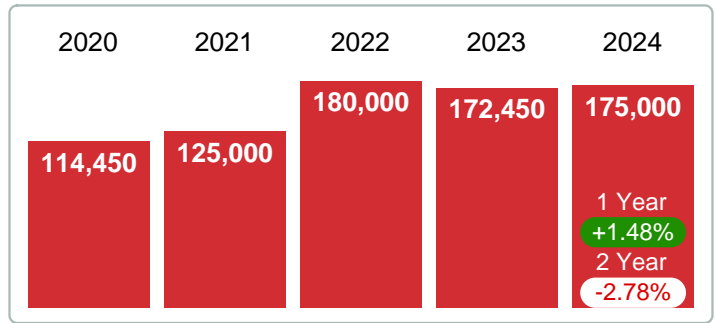
MEDIAN LIST PRICE AT CLOSING

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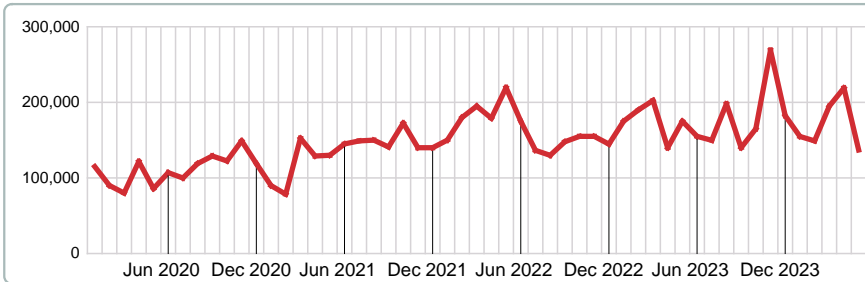
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

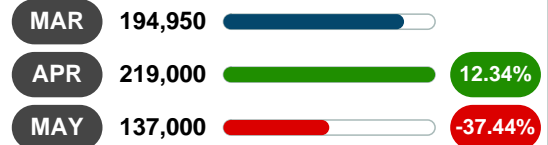


3 MONTHS

5 year MAY AVG = 149,490

High Nov 2023 269,000 Low Feb 2021 78,500

Median List Price at Closing this month at 137,000 below the 5 yr MAY average of 149,490



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
\$20,000 and less	4.55%	15,000	15,000	0	0	0
\$20,001 - \$30,000	13.64%	27,450	27,450	0	0	0
\$30,001 - \$70,000	18.18%	43,000	41,000	45,000	0	0
\$70,001 - \$190,000	20.45%	130,000	125,900	144,950	0	0
\$190,001 - \$340,000	20.45%	219,500	229,000	212,250	0	0
\$340,001 - \$370,000	6.82%	349,500	0	349,500	349,500	350,000
\$370,001 and up	15.91%	565,000	1,000,000	400,000	565,000	0
Median List Price		137,000	56,500	219,500	475,000	350,000
Total Closed Units	100%	137,000	26	13	4	1
Total Closed Volume		8,943,600	3.02M	3.53M	2.05M	350.00K

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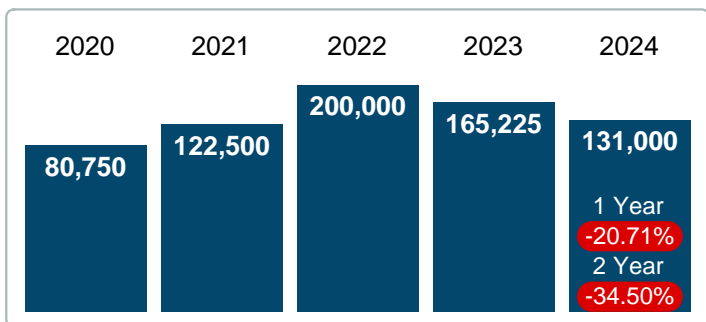
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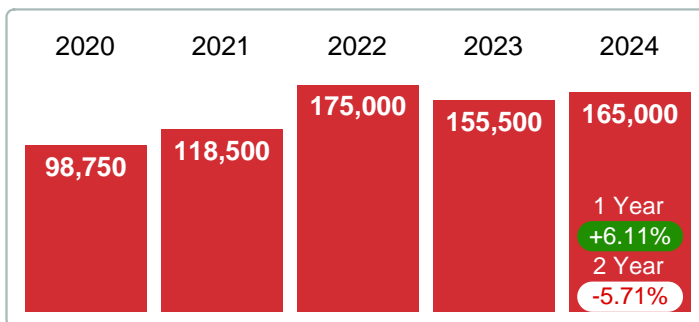
MEDIAN SOLD PRICE AT CLOSING

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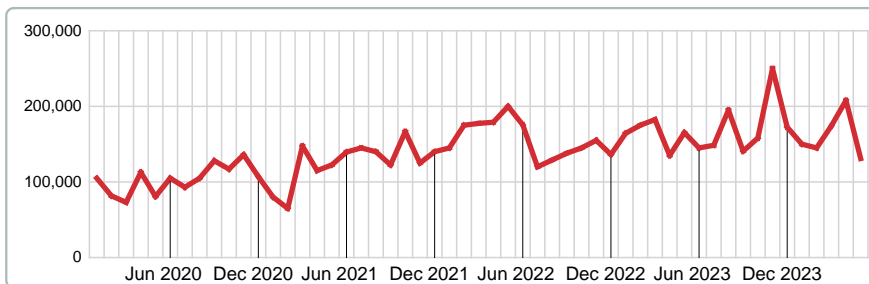
MAY



YEAR TO DATE (YTD)

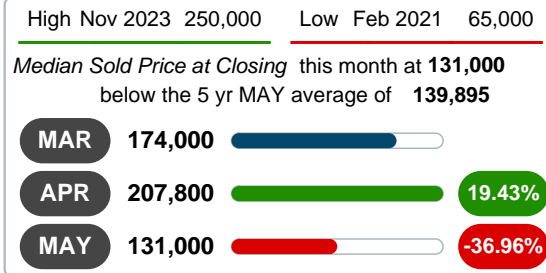


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 139,895



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
\$20,000 and less	3	6.82%	12,000	12,000	0	0	0
\$20,001 - \$30,000	6	13.64%	25,000	25,000	0	0	0
\$30,001 - \$70,000	7	15.91%	38,000	37,500	38,000	0	0
\$70,001 - \$190,000	11	25.00%	127,000	124,500	135,000	0	0
\$190,001 - \$340,000	7	15.91%	215,000	217,500	210,000	0	0
\$340,001 - \$370,000	5	11.36%	350,000	0	349,500	350,000	360,000
\$370,001 and up	5	11.36%	680,000	1,050,000	527,500	679,950	0
Median Sold Price			131,000	46,000	210,000	457,500	360,000
Total Closed Units		100%	131,000	26	13	4	1
Total Closed Volume			8,698,600	2.92M	3.36M	2.06M	360.00K

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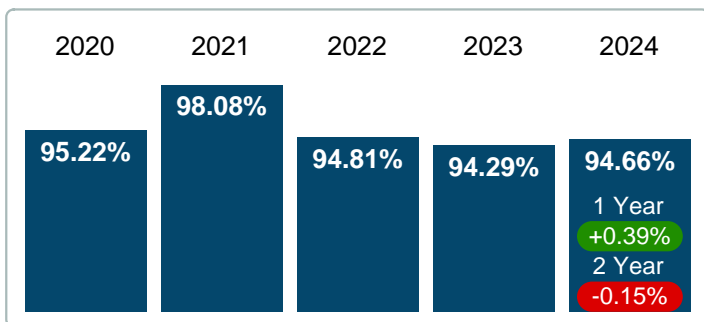
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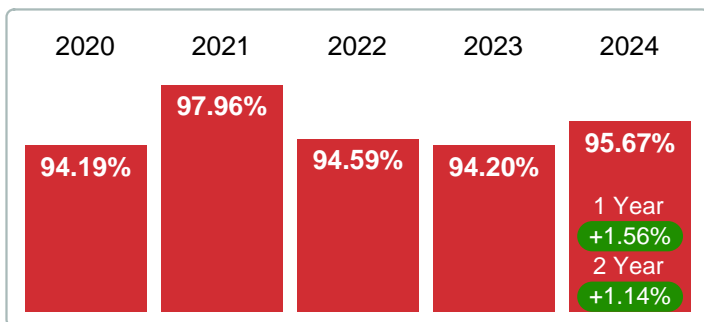
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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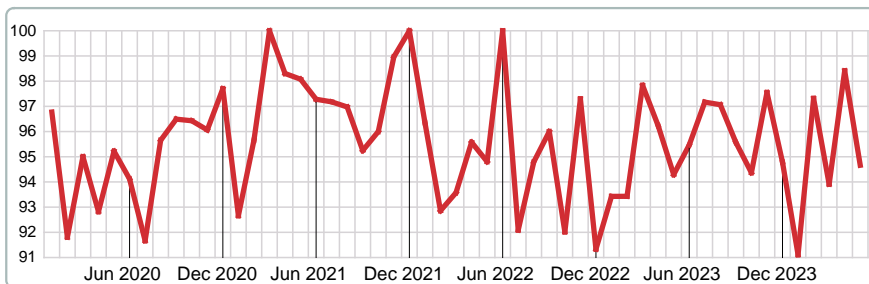
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

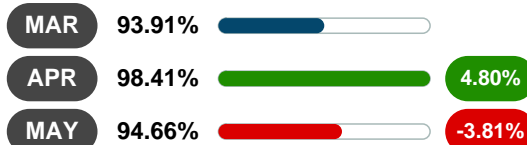


3 MONTHS

5 year MAY AVG = 95.41%

High Jun 2022 100.00% Low Jan 2024 91.11%

Median Sold/List Ratio this month at **94.66%**
equal to 5 yr MAY average of **95.41%**



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
\$20,000 and less	3	6.82%	92.00%	92.00%	0.00%	0.00%	0.00%
\$20,001 - \$30,000	6	13.64%	87.65%	87.65%	0.00%	0.00%	0.00%
\$30,001 - \$70,000	7	15.91%	84.44%	85.42%	84.44%	0.00%	0.00%
\$70,001 - \$190,000	11	25.00%	96.15%	97.01%	85.04%	0.00%	0.00%
\$190,001 - \$340,000	7	15.91%	96.07%	93.78%	96.28%	0.00%	0.00%
\$340,001 - \$370,000	5	11.36%	98.43%	0.00%	95.32%	95.53%	102.86%
\$370,001 and up	5	11.36%	100.00%	105.00%	95.76%	103.00%	0.00%
Median Sold/List Ratio		94.66%		92.51%	95.67%	100.07%	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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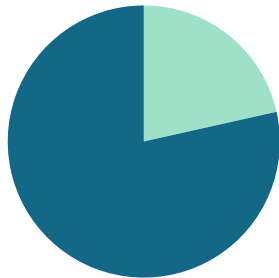
Area Delimited by County Of McIntosh



MARKET SUMMARY

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

INVENTORY

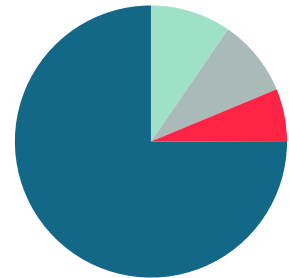


Inventory
 New Listings
89 = 21.50%
 Start Inventory
325
 Total Inventory Units
414
 Volume
\$103,235,128

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%
Median List Price	175,000	137,000	-21.71%	172,450	175,000	1.48%
Median Sale Price	165,225	131,000	-20.71%	155,500	165,000	6.11%
Median Percent of Selling Price to List Price	94.29%	94.66%	0.39%	94.20%	95.67%	1.56%
Median Days on Market to Sale	37.00	27.50	-25.68%	36.00	35.00	-2.78%
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

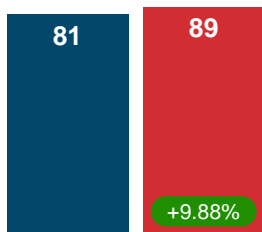
Inventory on May 31, 2024 = **344**

2023 **2024**

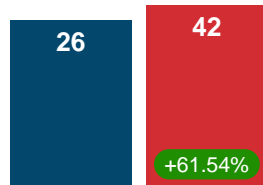
MAY MARKET

MEDIAN PRICES

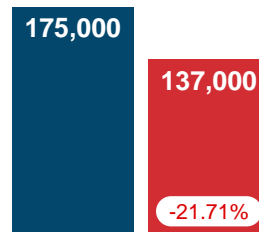
New Listings



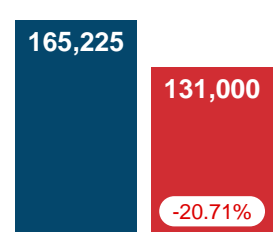
Pending Listings



List Price



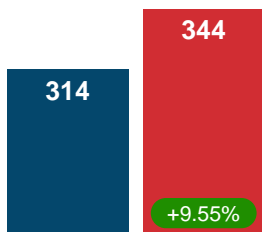
Sale Price



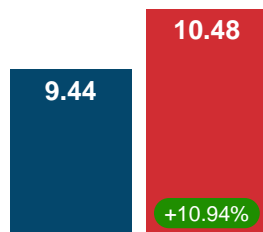
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

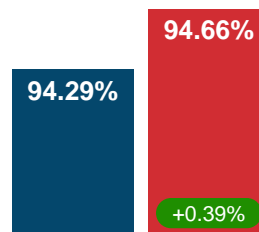
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

