

# June 2024



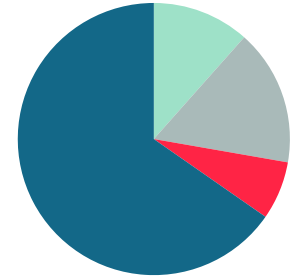
Area Delimited by County Of McIntosh - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	June 2024	+/-%
Closed Listings	27	20	-25.93%
Pending Listings	28	28	0.00%
New Listings	43	36	-16.28%
Average List Price	283,874	267,660	-5.71%
Average Sale Price	269,493	261,224	-3.07%
Average Percent of Selling Price to List Price	93.30%	97.99%	5.03%
Average Days on Market to Sale	40.85	49.75	21.78%
End of Month Inventory	125	113	-9.60%
Months Supply of Inventory	5.81	5.70	-2.00%



**Absorption:** Last 12 months, an Average of **20** Sales/Month  
**Active Inventory** as of June 30, 2024 = **113**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2024 decreased **9.60%** to 113 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 **5.70** MSI for this period.

#### Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **3.07%** in June 2024 to \$261,224 versus the previous year at \$269,493.

#### Average Days on Market Lengthens

The average number of **49.75** days that homes spent on the market before selling increased by 8.90 days or **21.78%** in June 2024 compared to last year's same month at **40.85** DOM.

#### Sales Success for June 2024 is Positive

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

There were 36 New Listings in June 2024, down **16.28%** from last year at 43. Furthermore, there were 20 Closed Listings this month versus last year at 27, a **-25.93%** decrease.

Closed versus Listed trends yielded a **55.6%** ratio, down from previous year's, June 2023, at **62.8%**, a **11.52%** downswing. This will certainly create pressure on a decreasing Monthly Supply of Inventory (MSI) in the months to come.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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

# June 2024



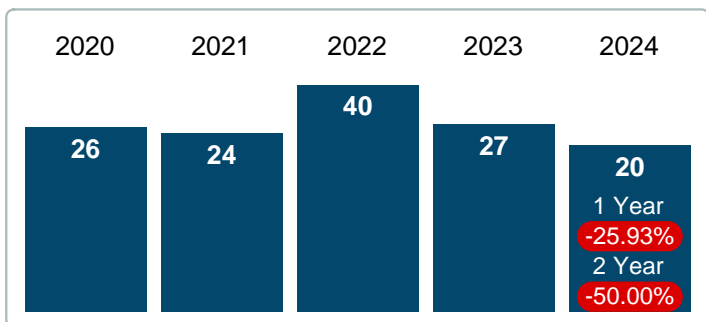
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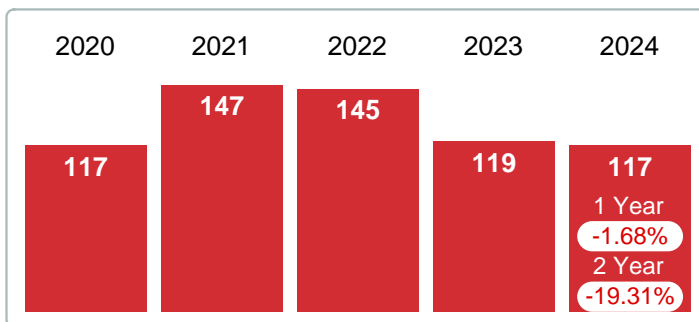
## CLOSED LISTINGS

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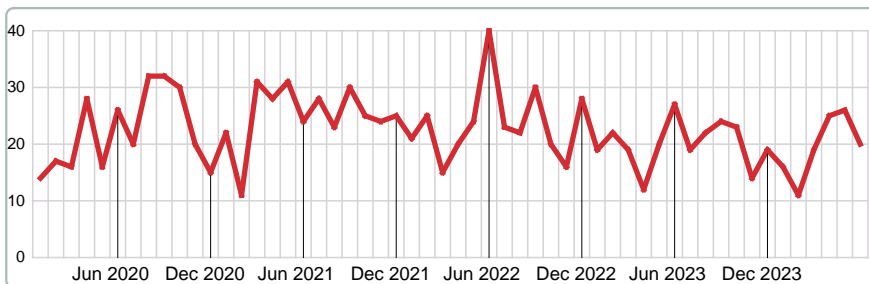
### JUNE



### YEAR TO DATE (YTD)

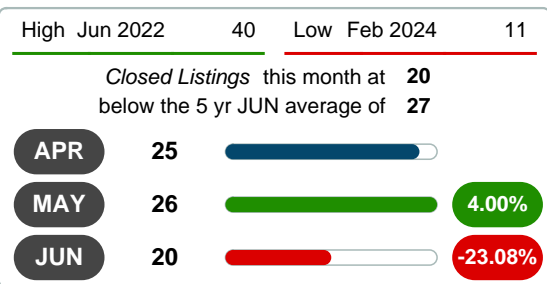


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 27



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	2	10.00%	22.0	1	1	0	0
\$100,001 - \$100,000	0	0.00%	0.0	0	0	0	0
\$100,001 - \$150,000	5	25.00%	64.4	1	3	1	0
\$150,001 - \$225,000	5	25.00%	56.2	2	3	0	0
\$225,001 - \$375,000	3	15.00%	77.7	0	3	0	0
\$375,001 - \$575,000	3	15.00%	8.7	1	2	0	0
\$575,001 and up	2	10.00%	44.5	0	2	0	0
<b>Total Closed Units</b>	<b>20</b>			<b>5</b>	<b>14</b>	<b>1</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>5,224,470</b>	<b>100%</b>	<b>49.8</b>	<b>944.00K</b>	<b>4.14M</b>	<b>143.00K</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$261,224</b>			<b>\$188,800</b>	<b>\$295,534</b>	<b>\$143,000</b>	<b>\$0</b>

# June 2024



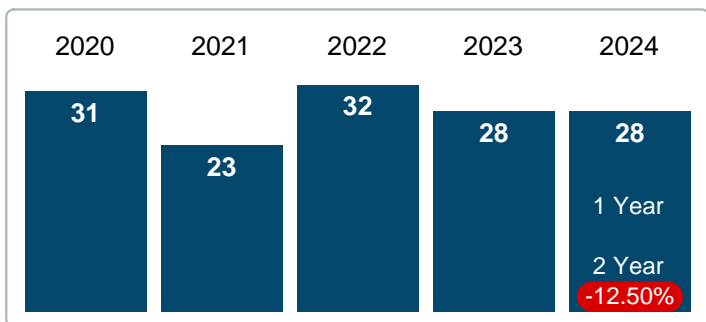
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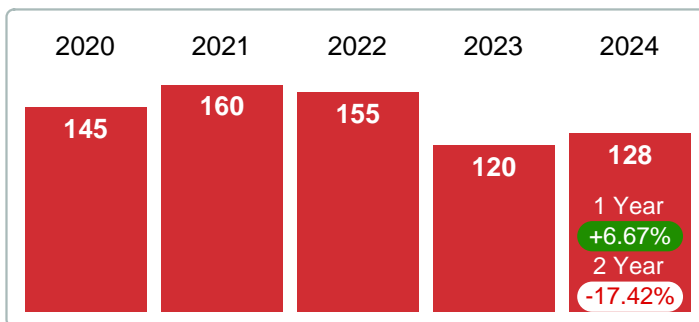
## PENDING LISTINGS

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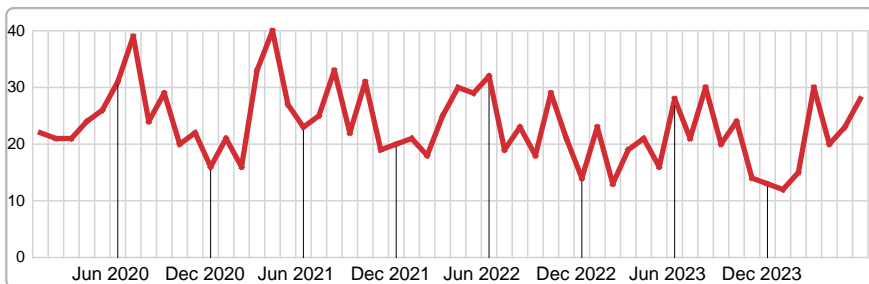
### JUNE



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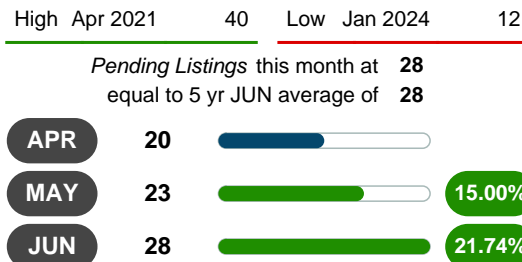


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 28



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	2	7.14%	29.0	2	0	0	0
\$125,001 - \$150,000	4	14.29%	81.0	0	4	0	0
\$150,001 - \$150,000	0	0.00%	0.0	0	0	0	0
\$150,001 - \$225,000	11	39.29%	75.1	1	8	2	0
\$225,001 - \$325,000	4	14.29%	106.0	0	4	0	0
\$325,001 - \$525,000	4	14.29%	62.3	1	2	1	0
\$525,001 and up	3	10.71%	43.0	0	1	2	0
<b>Total Pending Units</b>	<b>28</b>			<b>4</b>	<b>19</b>	<b>5</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>7,392,489</b>	<b>100%</b>	<b>112.0</b>	<b>802.40K</b>	<b>4.57M</b>	<b>2.02M</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$172,500</b>			<b>\$200,600</b>	<b>\$240,542</b>	<b>\$403,960</b>	<b>\$0</b>

# June 2024



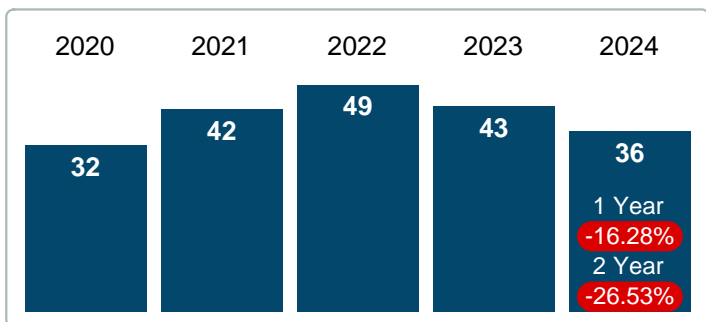
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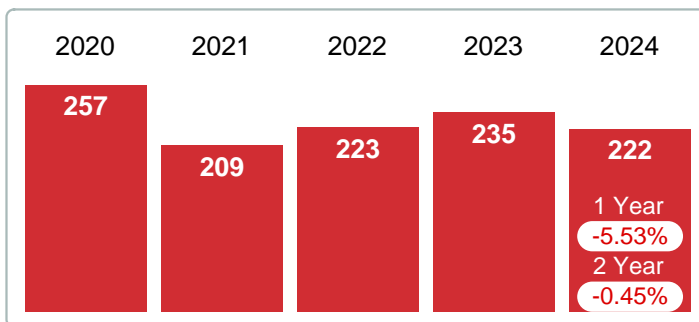
## NEW LISTINGS

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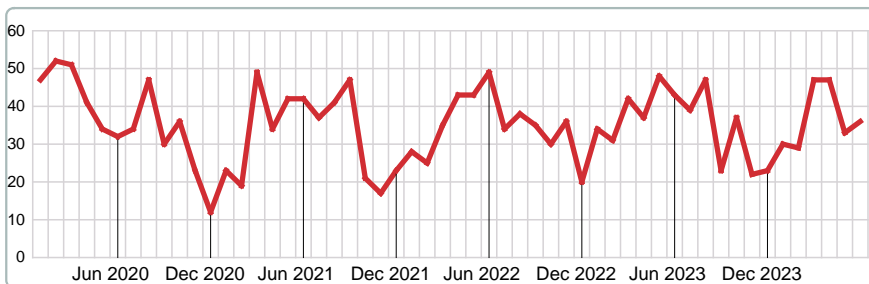
### JUNE



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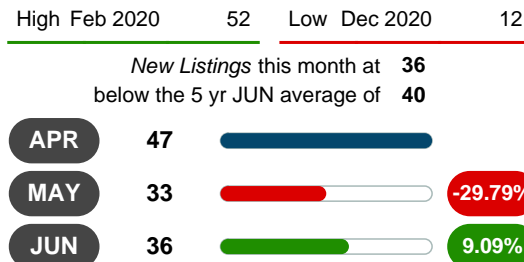


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 40



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$90,000 and less	2	5.56%	1	1	0	0
\$90,001 - \$130,000	7	19.44%	5	2	0	0
\$130,001 - \$150,000	6	16.67%	0	6	0	0
\$150,001 - \$240,000	7	19.44%	2	5	0	0
\$240,001 - \$380,000	6	16.67%	2	3	1	0
\$380,001 - \$510,000	5	13.89%	2	2	0	1
\$510,001 and up	3	8.33%	0	2	1	0
<b>Total New Listed Units</b>	<b>36</b>		<b>12</b>	<b>21</b>	<b>2</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>9,034,500</b>	<b>100%</b>	<b>2.43M</b>	<b>5.27M</b>	<b>824.90K</b>	<b>510.00K</b>
<b>Average New Listed Listing Price</b>	<b>\$0</b>		<b>\$202,883</b>	<b>\$250,714</b>	<b>\$412,450</b>	<b>\$510,000</b>

# June 2024



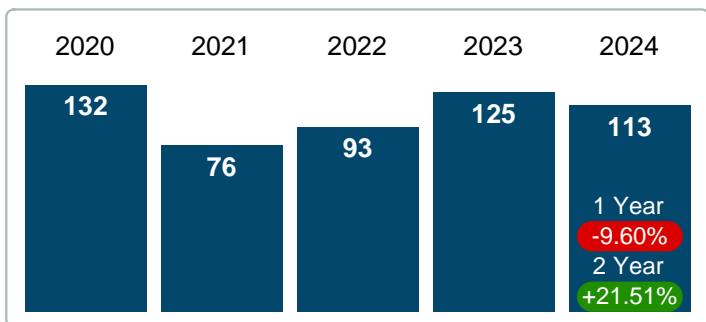
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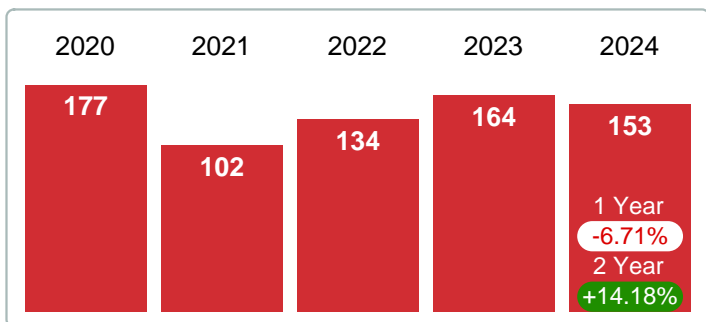
## ACTIVE INVENTORY

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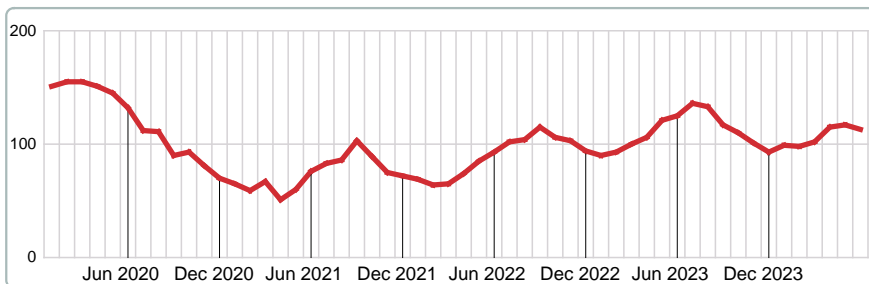
### END OF JUNE



### ACTIVE DURING JUNE

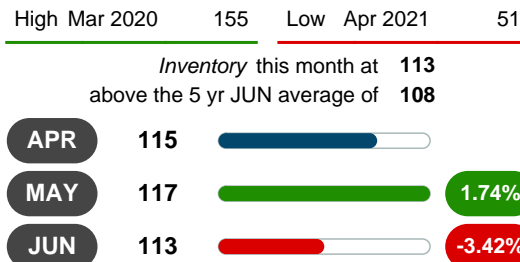


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 108



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	7.08%	99.5	5	3	0	0
\$100,001 - \$150,000	15	13.27%	26.5	7	8	0	0
\$150,001 - \$200,000	15	13.27%	66.7	6	9	0	0
\$200,001 - \$325,000	28	24.78%	84.6	10	16	2	0
\$325,001 - \$500,000	21	18.58%	64.1	3	11	7	0
\$500,001 - \$650,000	13	11.50%	118.5	1	4	5	3
\$650,001 and up	13	11.50%	95.5	0	6	4	3
<b>Total Active Inventory by Units</b>	<b>113</b>			<b>32</b>	<b>57</b>	<b>18</b>	<b>6</b>
<b>Total Active Inventory by Volume</b>	<b>42,634,398</b>	<b>100%</b>	<b>76.9</b>	<b>6.69M</b>	<b>19.78M</b>	<b>11.26M</b>	<b>4.90M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$377,296</b>			<b>\$209,206</b>	<b>\$346,951</b>	<b>\$625,761</b>	<b>\$816,650</b>

# June 2024



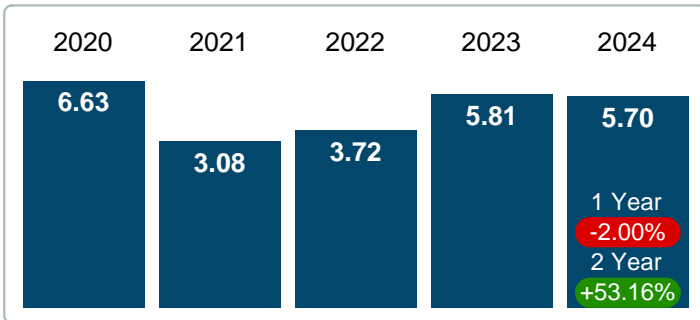
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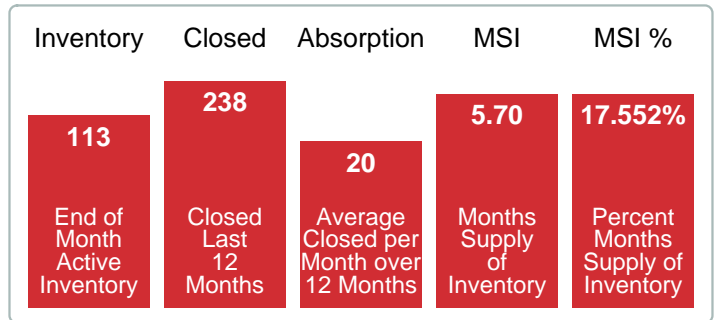
## MONTHS SUPPLY of INVENTORY (MSI)

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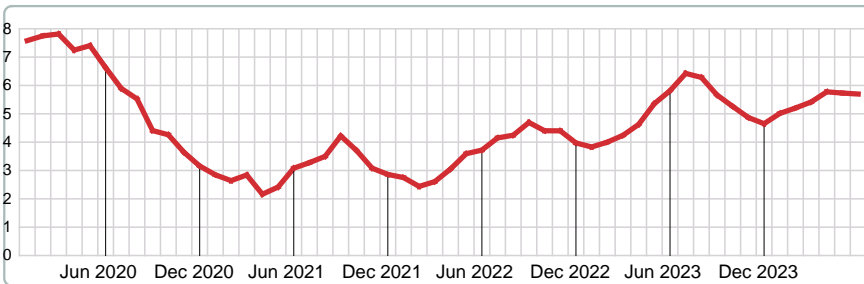
### MSI FOR JUNE



### INDICATORS FOR JUNE 2024

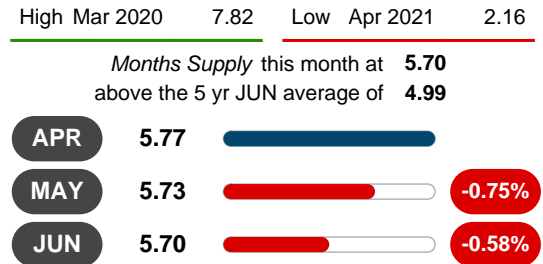


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 4.99



### 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
\$100,000 and less	8	7.08%	3.10	3.00	3.60	0.00	0.00
\$100,001 - \$150,000	15	13.27%	4.74	4.94	5.05	0.00	0.00
\$150,001 - \$200,000	15	13.27%	3.40	3.27	4.15	0.00	0.00
\$200,001 - \$325,000	28	24.78%	5.89	10.91	4.92	4.00	0.00
\$325,001 - \$500,000	21	18.58%	6.46	7.20	6.95	6.46	0.00
\$500,001 - \$650,000	13	11.50%	15.60	0.00	9.60	12.00	0.00
\$650,001 and up	13	11.50%	15.60	0.00	18.00	9.60	36.00
Market Supply of Inventory (MSI)			5.70	5.12	5.61	6.00	14.40
Total Active Inventory by Units		100%	5.70	32	57	18	6

# June 2024



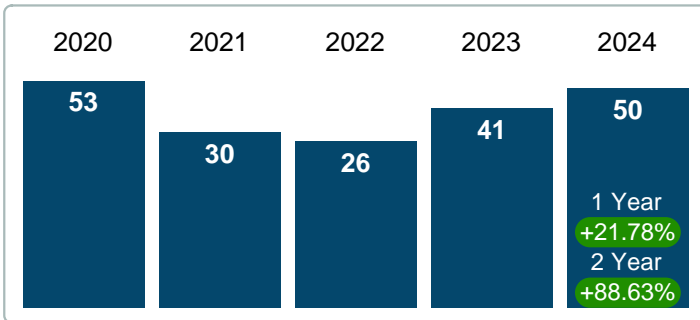
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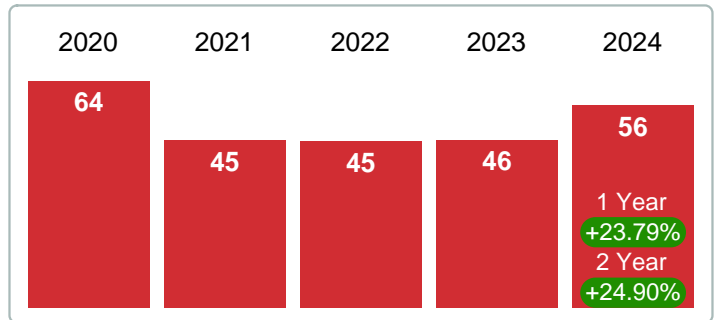
## AVERAGE DAYS ON MARKET TO SALE

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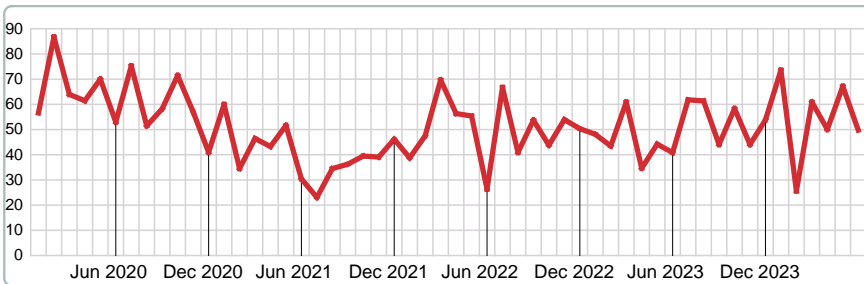
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

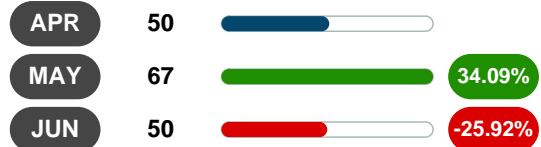


### 3 MONTHS

5 year JUN AVG = 40

High Feb 2020 87 Low Jul 2021 23

Average Days on Market to Sale this month at 50 above the 5 yr JUN average of 40



### 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
\$100,000 and less	10.00%	22	18	26	0	0
\$100,001 - \$100,000	0.00%	0	0	0	0	0
\$100,001 - \$150,000	25.00%	64	53	88	5	0
\$150,001 - \$225,000	25.00%	56	62	52	0	0
\$225,001 - \$375,000	15.00%	78	0	78	0	0
\$375,001 - \$575,000	15.00%	9	24	1	0	0
\$575,001 and up	10.00%	45	0	45	0	0
<b>Average Closed DOM</b>		<b>50</b>	<b>44</b>	<b>55</b>	<b>5</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>50</b>	<b>5</b>	<b>14</b>	<b>1</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>5,224,470</b>	<b>944.00K</b>	<b>4.14M</b>	<b>143.00K</b>	<b>0.00B</b>



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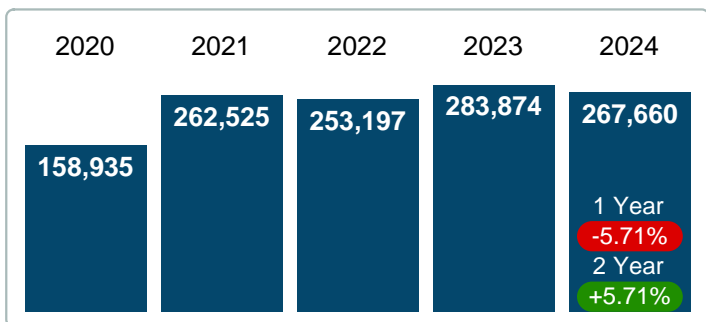
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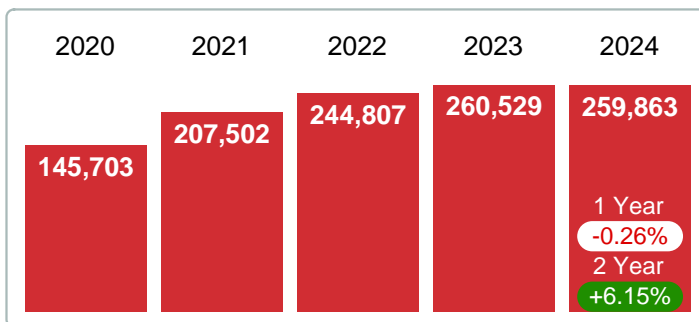
## AVERAGE LIST PRICE AT CLOSING

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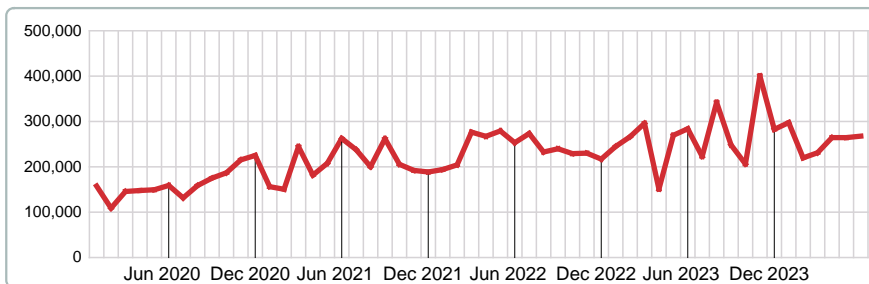
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

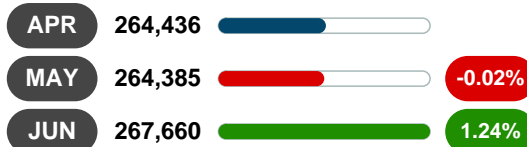


### 3 MONTHS

5 year JUN AVG = 245,238

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

Average List Price at Closing this month at **267,660** above the 5 yr JUN average of **245,238**



### 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
\$100,000 and less	15.00%	79,967	75,000	69,900	0	0
\$100,001 - \$100,000	0.00%	0	0	0	0	0
\$100,001 - \$150,000	20.00%	134,475	125,000	124,967	133,000	0
\$150,001 - \$225,000	20.00%	188,875	201,250	194,333	0	0
\$225,001 - \$375,000	20.00%	285,500	0	304,000	0	0
\$375,001 - \$575,000	15.00%	427,967	409,900	437,000	0	0
\$575,001 and up	10.00%	697,000	0	697,000	0	0
<b>Average List Price</b>		<b>267,660</b>	<b>202,480</b>	<b>300,557</b>	<b>133,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>267,660</b>	<b>5</b>	<b>14</b>	<b>1</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>5,353,200</b>	<b>1.01M</b>	<b>4.21M</b>	<b>133.00K</b>	<b>0.00B</b>



# June 2024



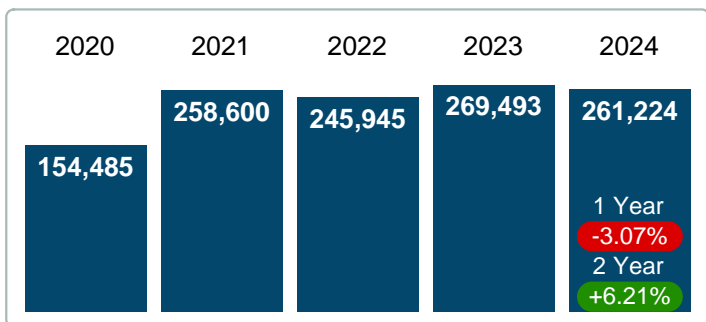
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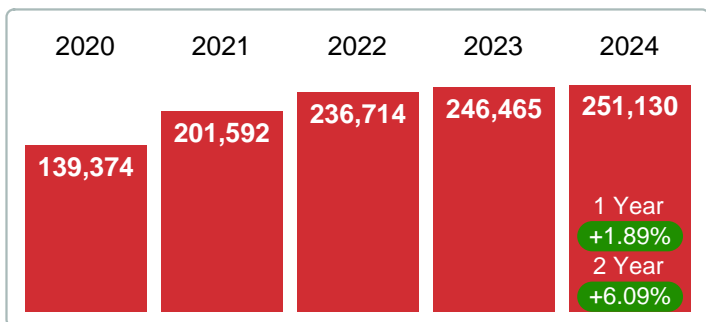
## AVERAGE SOLD PRICE AT CLOSING

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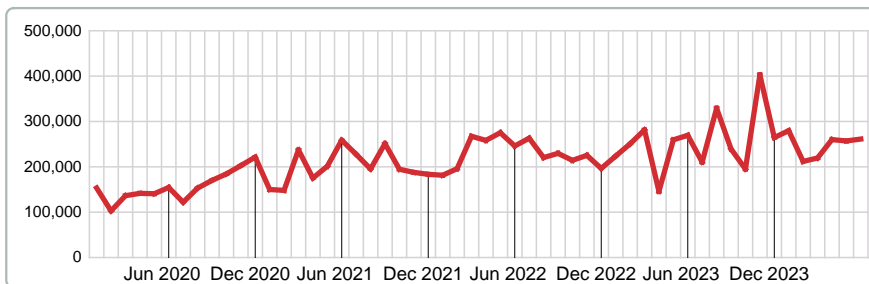
### JUNE



### YEAR TO DATE (YTD)

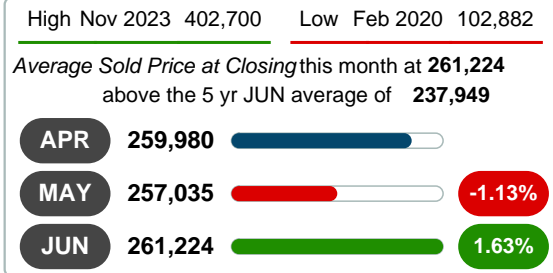


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 237,949



### 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
\$100,000 and less	10.00%	70,950	72,000	69,900	0	0
\$100,001 - \$100,000	0.00%	0	0	0	0	0
\$100,001 - \$150,000	25.00%	125,414	115,000	123,023	143,000	0
\$150,001 - \$225,000	25.00%	192,200	186,000	196,333	0	0
\$225,001 - \$375,000	15.00%	290,833	0	290,833	0	0
\$375,001 - \$575,000	15.00%	417,333	385,000	433,500	0	0
\$575,001 and up	10.00%	685,000	0	685,000	0	0
<b>Average Sold Price</b>		<b>261,224</b>	<b>188,800</b>	<b>295,534</b>	<b>143,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>261,224</b>	<b>5</b>	<b>14</b>	<b>1</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>5,224,470</b>	<b>944.00K</b>	<b>4.14M</b>	<b>143.00K</b>	<b>0.00B</b>

# June 2024



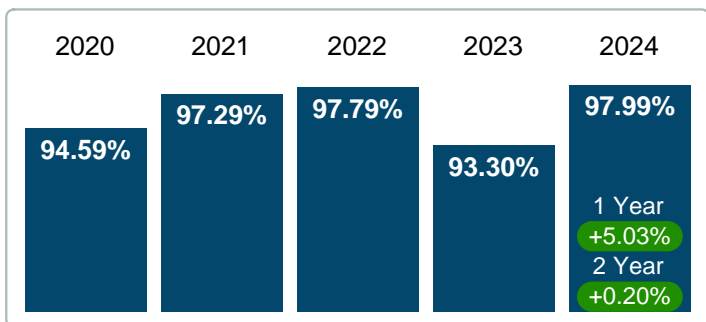
Area Delimited by County Of McIntosh - Residential Property Type



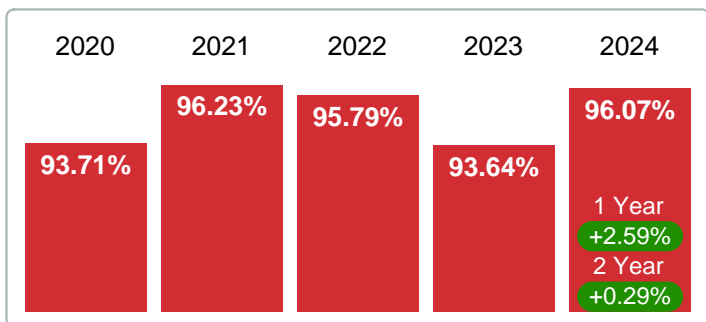
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

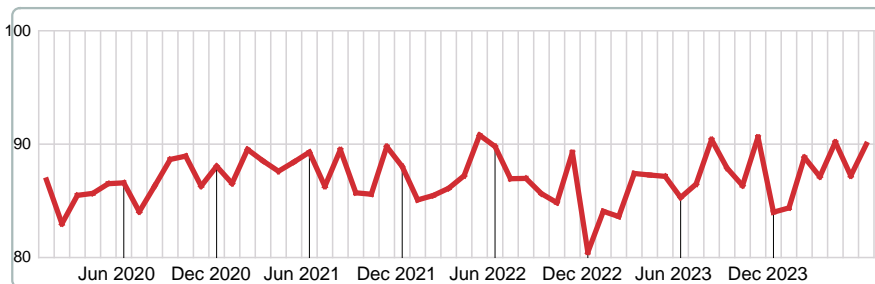
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

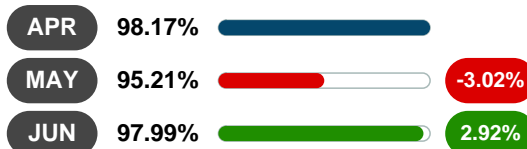


### 3 MONTHS

5 year JUN AVG = 96.19%

High May 2022 98.79% Low Dec 2022 88.47%

Average Sold/List Ratio this month at **97.99%**  
above the 5 yr JUN average of **96.19%**



### 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
\$100,000 and less	2	10.00%	98.00%	96.00%	100.00%	0.00%	0.00%
\$100,001 - \$100,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$100,001 - \$150,000	5	25.00%	99.78%	92.00%	99.79%	107.52%	0.00%
\$150,001 - \$225,000	5	25.00%	97.75%	92.61%	101.18%	0.00%	0.00%
\$225,001 - \$375,000	3	15.00%	95.72%	0.00%	95.72%	0.00%	0.00%
\$375,001 - \$575,000	3	15.00%	97.50%	93.93%	99.29%	0.00%	0.00%
\$575,001 and up	2	10.00%	98.20%	0.00%	98.20%	0.00%	0.00%
Average Sold/List Ratio		98.00%		93.43%	98.93%	107.52%	0.00%
Total Closed Units		20	100%	5	14	1	
Total Closed Volume		5,224,470		944.00K	4.14M	143.00K	0.00B

# June 2024



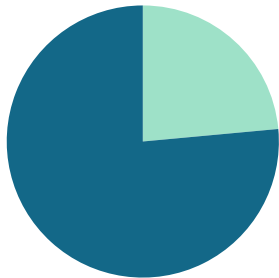
Area Delimited by County Of McIntosh - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

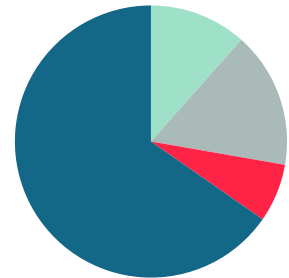


**Inventory**  
 New Listings  
**36 = 23.53%**  
 Start Inventory  
**117**  
 Total Inventory Units  
**153**  
 Volume  
**\$53,518,487**

### Market Activity

Closed Sales  
**20 = 11.56%**  
 Pending Sales  
**28 = 16.18%**  
 Other Off Market  
**12 = 6.94%**  
 Active Inventory  
**113 = 65.32%**

### MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	27	20	-25.93%	119	117	-1.68%
Pending Sales	28	28	0.00%	120	128	6.67%
New Listings	43	36	-16.28%	235	222	-5.53%
Average List Price	283,874	267,660	-5.71%	260,529	259,863	-0.26%
Average Sale Price	269,493	261,224	-3.07%	246,465	251,130	1.89%
Average Percent of Selling Price to List Price	93.30%	97.99%	+5.03%	93.64%	96.07%	+2.59%
Average Days on Market to Sale	40.85	49.75	+21.78%	45.63	56.49	+23.79%
Monthly Inventory	125	113	-9.60%	125	113	-9.60%
Months Supply of Inventory	5.81	5.70	-2.00%	5.81	5.70	-2.00%

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

**Inventory** on June 30, 2024 = **113**

**2023** **2024**

### JUNE MARKET

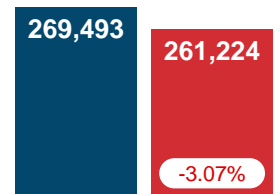
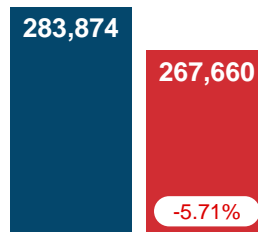
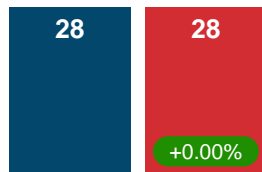
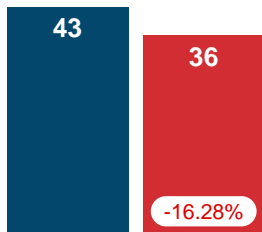
### AVERAGE PRICES

#### 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

