

June 2024



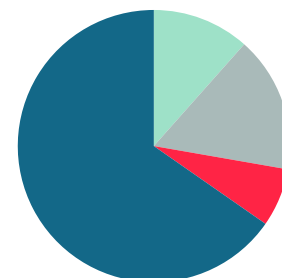
Area Delimited by County Of McIntosh - Residential Property Type



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%
Median List Price	205,000	207,000	0.98%
Median Sale Price	183,000	199,500	9.02%
Median Percent of Selling Price to List Price	96.83%	96.87%	0.04%
Median Days on Market to Sale	16.00	35.00	118.75%
End of Month Inventory	125	113	-9.60%
Months Supply of Inventory	5.81	5.70	-2.00%



■ Closed (11.56%)
■ Pending (16.18%)
■ Other OffMarket (6.94%)
■ Active (65.32%)

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.

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 **9.02%** in June 2024 to \$199,500 versus the previous year at \$183,000.

Median Days on Market Lengthens

The median number of **35.00** days that homes spent on the market before selling increased by 19.00 days or **118.75%** in June 2024 compared to last year's same month at **16.00** DOM.

Sales Success for June 2024 is Positive

Overall, with Median Prices going up 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.

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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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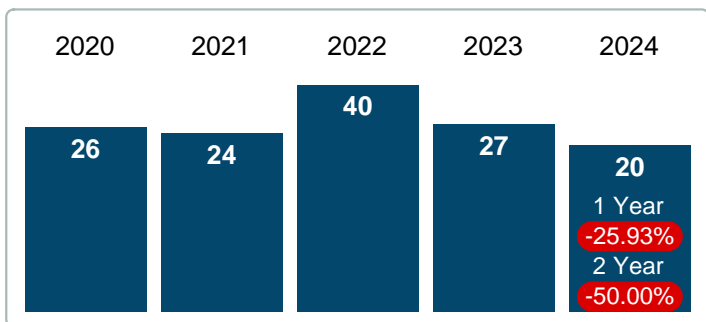
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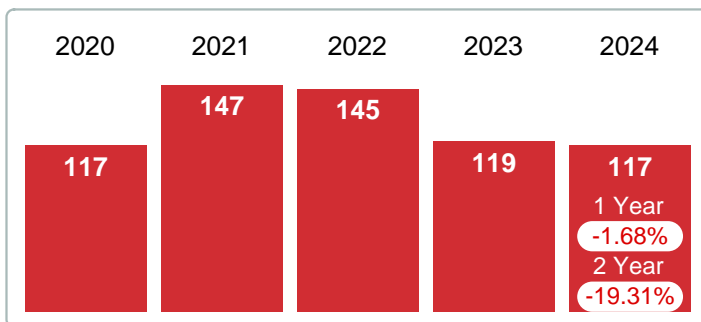
CLOSED LISTINGS

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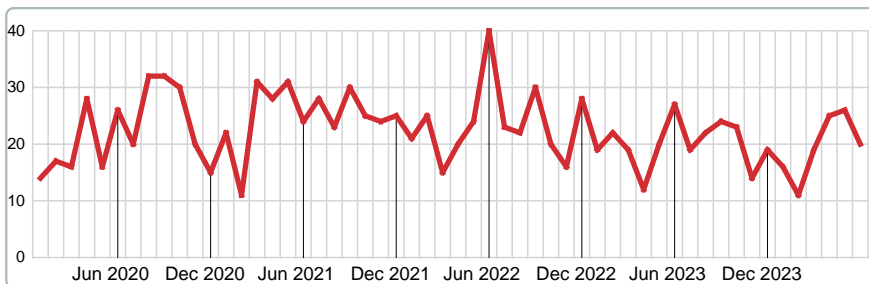
JUNE



YEAR TO DATE (YTD)

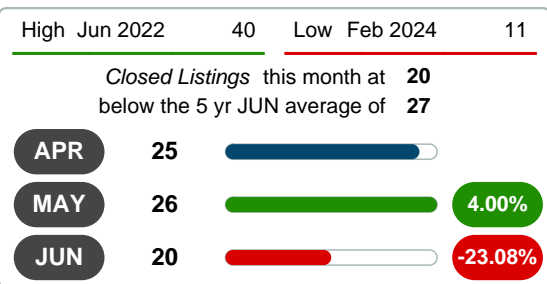


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 27



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	22.0	0	0	0	0
\$100,001 - \$150,000	5	25.00%	53.0	1	3	1	0
\$150,001 - \$225,000	5	25.00%	45.0	2	3	0	0
\$225,001 - \$375,000	3	15.00%	64.0	0	3	0	0
\$375,001 - \$575,000	3	15.00%	1.0	1	2	0	0
\$575,001 and up	2	10.00%	44.5	0	2	0	0
Total Closed Units	20			5	14	1	0
Total Closed Volume	5,224,470	100%	35.0	944.00K	4.14M	143.00K	0.00B
Median Closed Price	\$199,500			\$162,000	\$235,000	\$143,000	\$0

June 2024



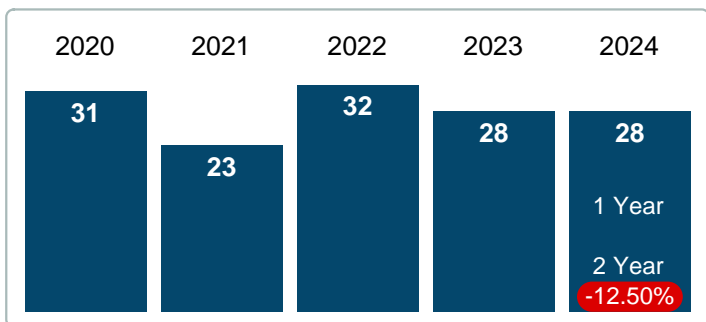
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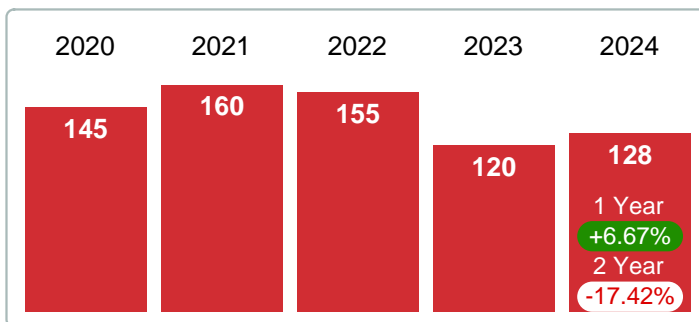
PENDING LISTINGS

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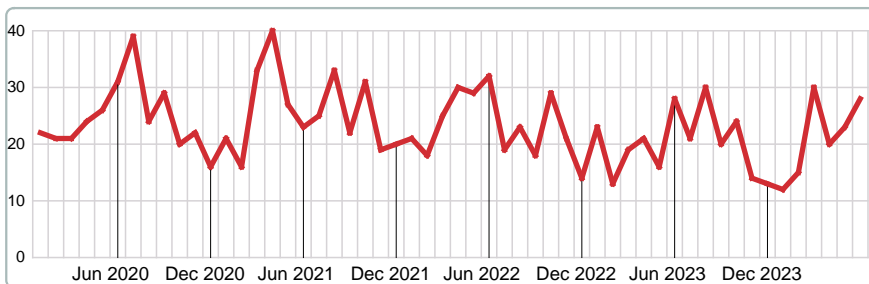
JUNE



YEAR TO DATE (YTD)

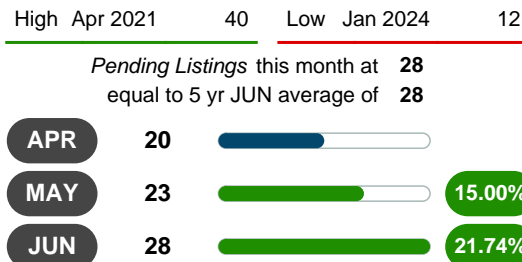


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 28



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	72.0	0	4	0	0
\$150,001 - \$150,000	0	0.00%	72.0	0	0	0	0
\$150,001 - \$225,000	11	39.29%	40.0	1	8	2	0
\$225,001 - \$325,000	4	14.29%	76.0	0	4	0	0
\$325,001 - \$525,000	4	14.29%	72.5	1	2	1	0
\$525,001 and up	3	10.71%	41.0	0	1	2	0
Total Pending Units	28			4	19	5	0
Total Pending Volume	7,392,489	100%	49.0	802.40K	4.57M	2.02M	0.00B
Median Listing Price	\$215,000			\$146,250	\$215,000	\$425,000	\$0

June 2024



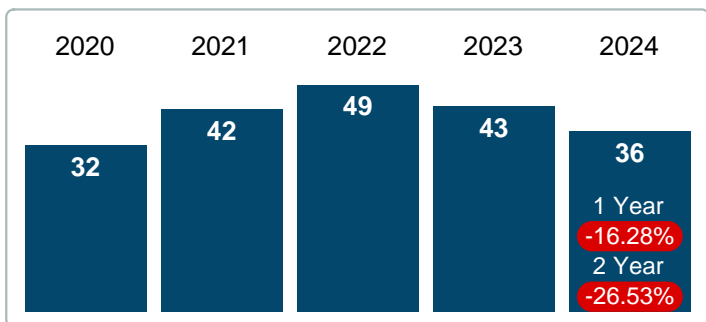
Area Delimited by County Of McIntosh - Residential Property Type



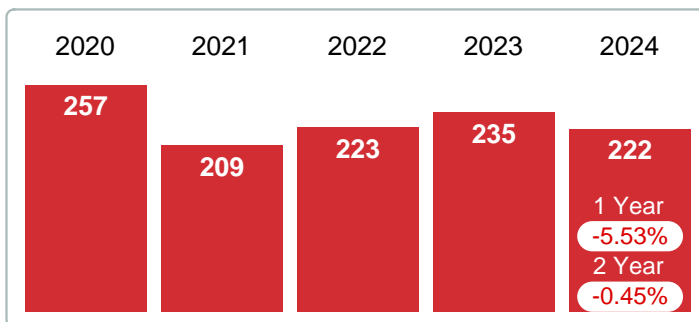
NEW LISTINGS

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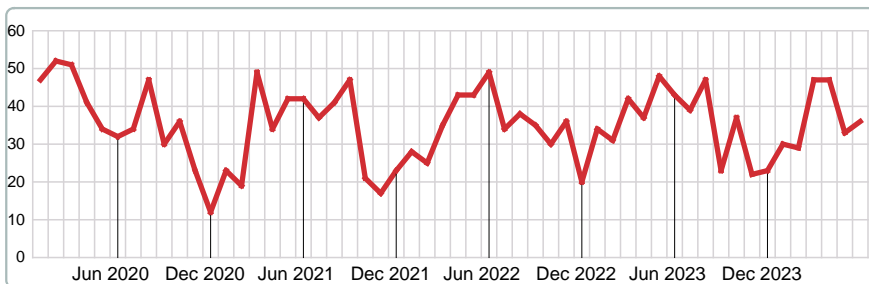
JUNE



YEAR TO DATE (YTD)

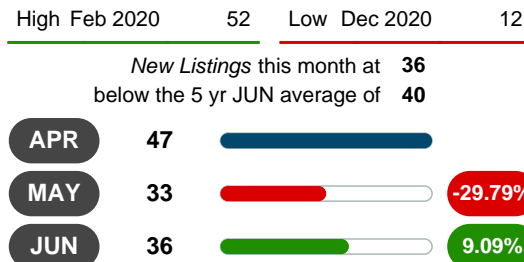


5 YEAR MARKET ACTIVITY TRENDS



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
\$75,000 and less	2	5.56%	1	1	0	0
\$75,001 - \$125,000	6	16.67%	5	1	0	0
\$125,001 - \$150,000	7	19.44%	0	7	0	0
\$150,001 - \$225,000	7	19.44%	2	5	0	0
\$225,001 - \$375,000	5	13.89%	1	3	1	0
\$375,001 - \$500,000	5	13.89%	3	2	0	0
\$500,001 and up	4	11.11%	0	2	1	1
Total New Listed Units	36		12	21	2	1
Total New Listed Volume	9,034,500	100%	2.43M	5.27M	824.90K	510.00K
Median New Listed Listing Price	\$170,000		\$142,450	\$165,000	\$412,450	\$510,000

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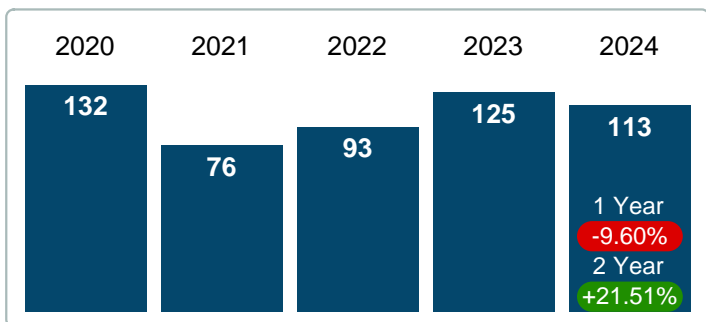
Area Delimited by County Of McIntosh - Residential Property Type



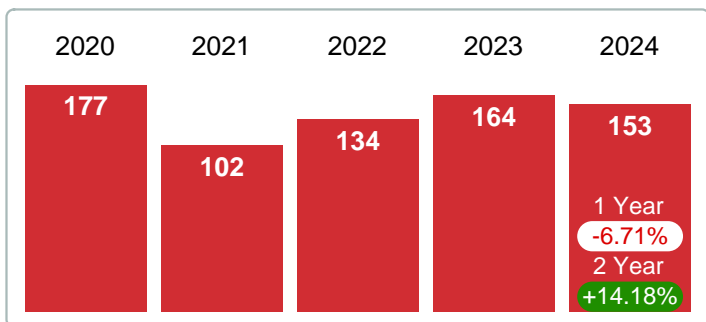
ACTIVE INVENTORY

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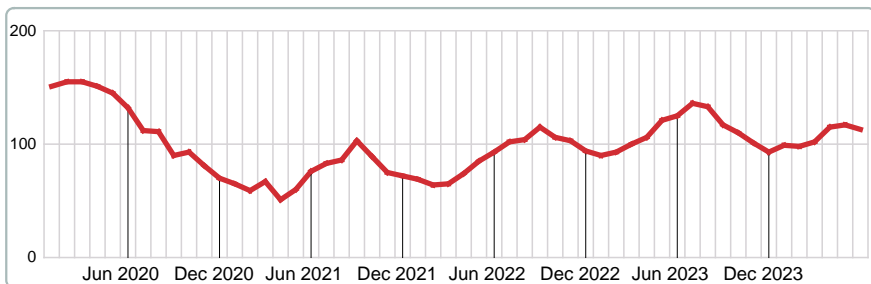
END OF JUNE



ACTIVE DURING JUNE

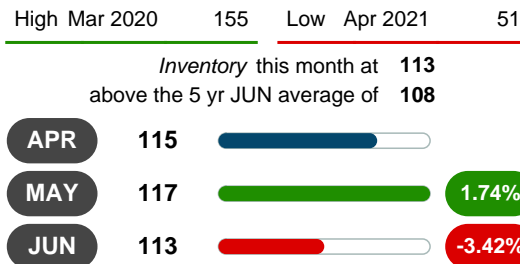


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 108



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	7.08%	112.5	5	3	0	0
\$100,001 - \$150,000	15	13.27%	16.0	7	8	0	0
\$150,001 - \$200,000	15	13.27%	65.0	6	9	0	0
\$200,001 - \$325,000	28	24.78%	81.5	10	16	2	0
\$325,001 - \$500,000	21	18.58%	60.0	3	11	7	0
\$500,001 - \$650,000	13	11.50%	128.0	1	4	5	3
\$650,001 and up	13	11.50%	90.0	0	6	4	3
Total Active Inventory by Units	113			32	57	18	6
Total Active Inventory by Volume	42,634,398	100%	72.0	6.69M	19.78M	11.26M	4.90M
Median Active Inventory Listing Price	\$294,900			\$192,000	\$270,000	\$512,500	\$719,950

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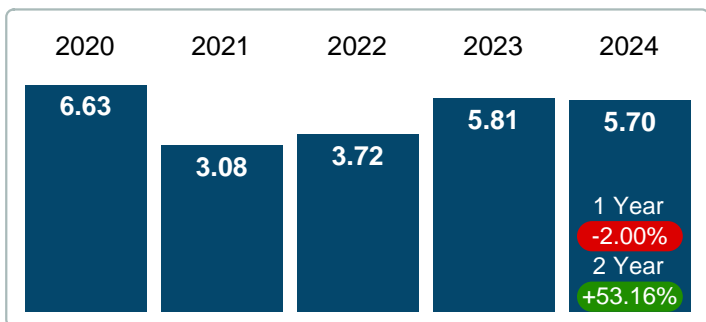
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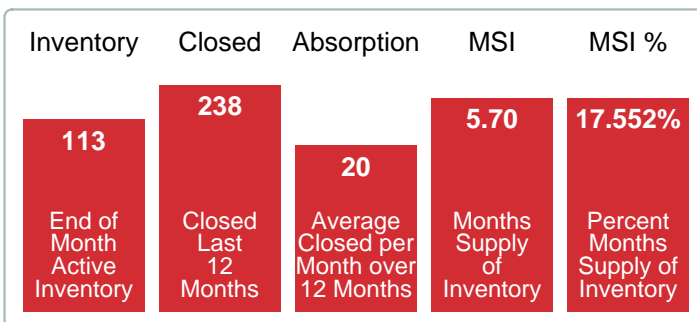
MONTHS SUPPLY of INVENTORY (MSI)

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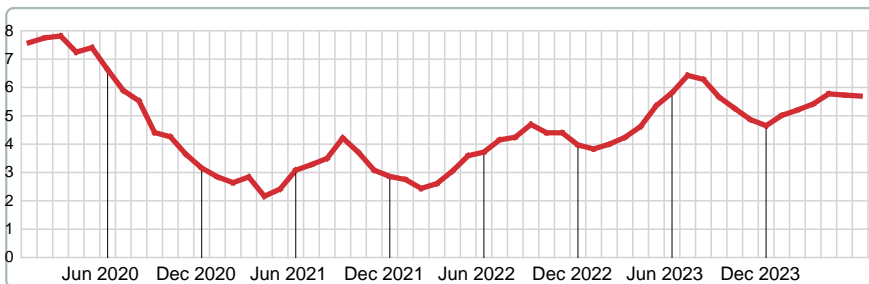
MSI FOR JUNE



INDICATORS FOR JUNE 2024



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 4.99

High Mar 2020 7.82 Low Apr 2021 2.16

Months Supply this month at **5.70**
above the 5 yr JUN average of **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

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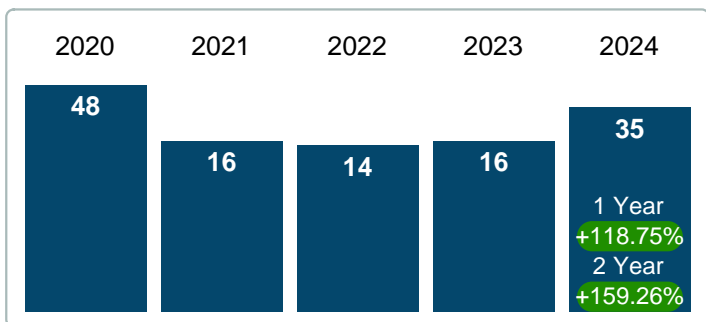
Area Delimited by County Of McIntosh - Residential Property Type



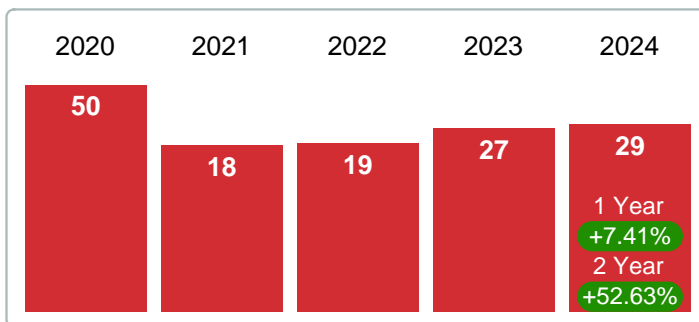
MEDIAN DAYS ON MARKET TO SALE

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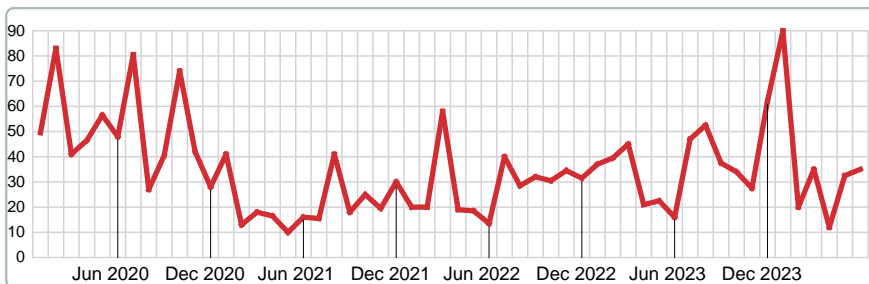
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

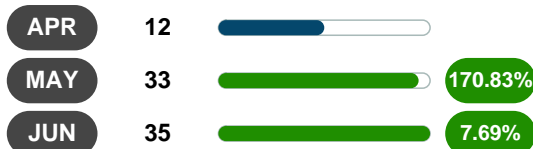


3 MONTHS

5 year JUN AVG = 26

High Jan 2024 90 Low May 2021 10

Median Days on Market to Sale this month at 35 above the 5 yr JUN average of 26



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
\$100,000 and less	10.00%	22	18	26	0	0
\$100,001 - \$100,000	0.00%	22	0	0	0	0
\$100,001 - \$150,000	25.00%	53	53	101	5	0
\$150,001 - \$225,000	25.00%	45	62	45	0	0
\$225,001 - \$375,000	15.00%	64	0	64	0	0
\$375,001 - \$575,000	15.00%	1	24	1	0	0
\$575,001 and up	10.00%	45	0	45	0	0
Median Closed DOM		35	24	45	5	0
Total Closed Units	100%	35.0	5	14	1	
Total Closed Volume		5,224,470	944.00K	4.14M	143.00K	0.00B

June 2024



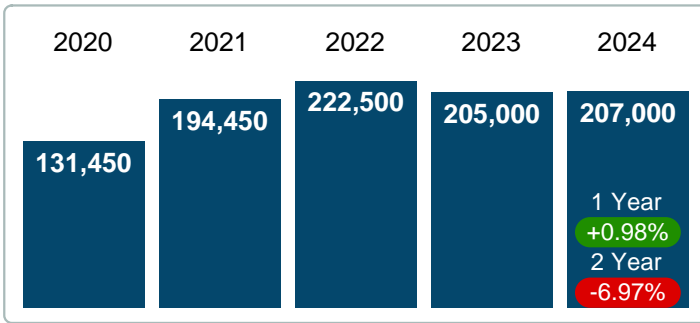
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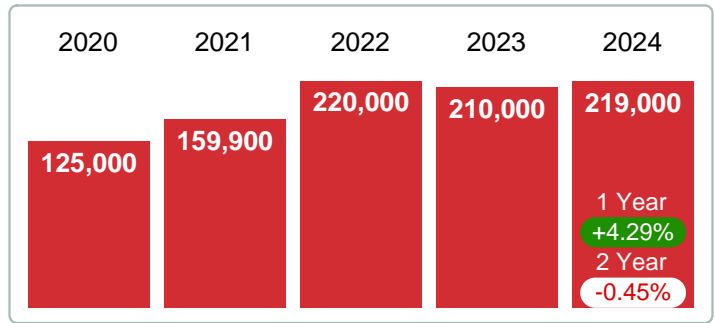
MEDIAN LIST PRICE AT CLOSING

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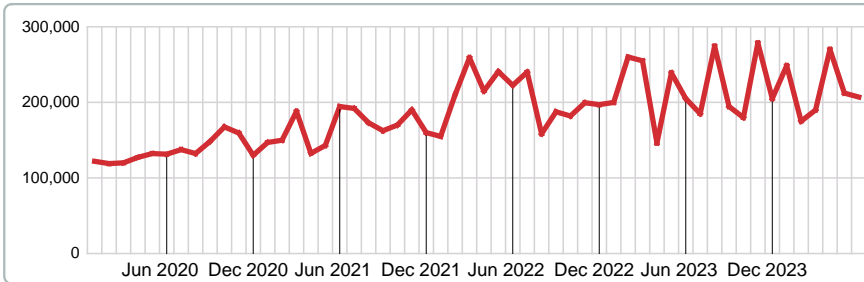
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

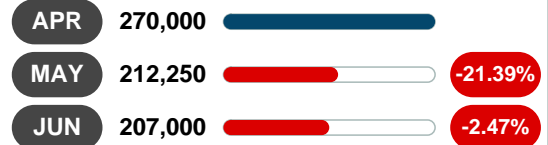


3 MONTHS

5 year JUN AVG = 192,080

High Nov 2023 278,500 Low Feb 2020 119,000

Median List Price at Closing this month at **207,000**
above the 5 yr JUN average of **192,080**



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
\$100,000 and less	15.00%	75,000	75,000	82,450	0	0
\$100,001 - \$100,000	0.00%	75,000	0	0	0	0
\$100,001 - \$150,000	20.00%	131,450	125,000	139,950	133,000	0
\$150,001 - \$225,000	20.00%	180,750	172,500	189,000	0	0
\$225,001 - \$375,000	20.00%	273,500	230,000	292,000	0	0
\$375,001 - \$575,000	15.00%	409,900	409,900	437,000	0	0
\$575,001 and up	10.00%	697,000	0	697,000	0	0
Median List Price		207,000	172,500	240,000	133,000	0
Total Closed Units	100%	207,000	5	14	1	0
Total Closed Volume		5,353,200	1.01M	4.21M	133.00K	0.00B

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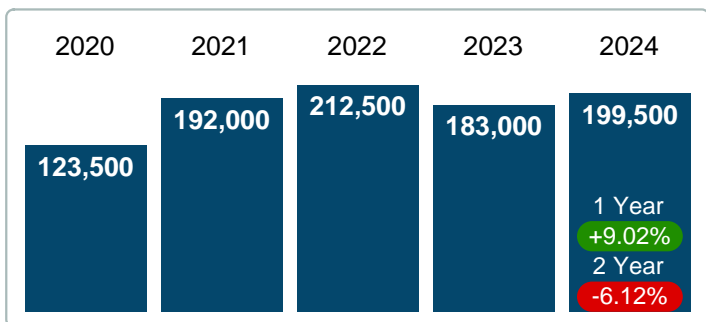
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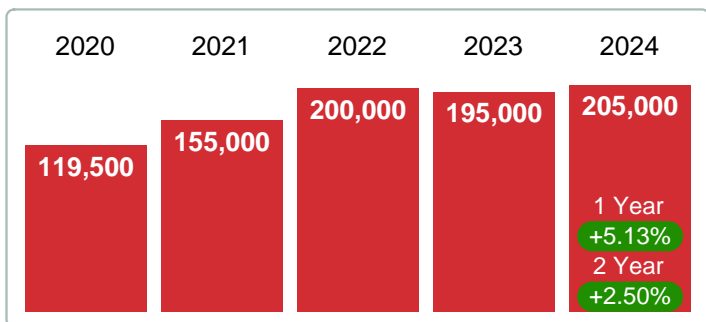
MEDIAN SOLD PRICE AT CLOSING

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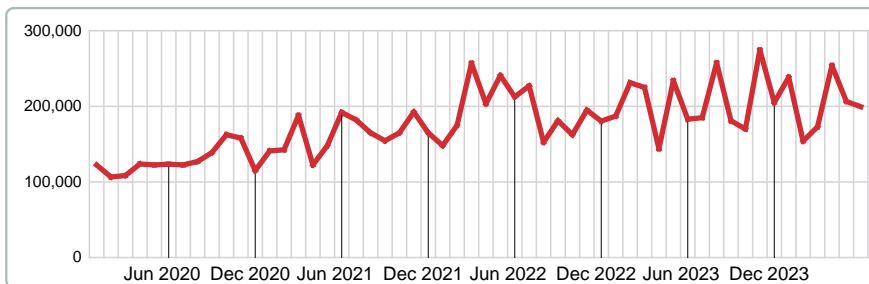
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

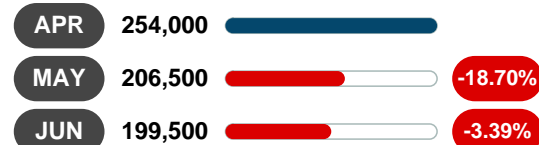


3 MONTHS

5 year JUN AVG = 182,100

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

Median Sold Price at Closing this month at 199,500 above the 5 yr JUN average of 182,100



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
\$100,000 and less	10.00%	70,950	72,000	69,900	0	0
\$100,001 - \$100,000	0.00%	70,950	0	0	0	0
\$100,001 - \$150,000	25.00%	124,070	115,000	124,070	143,000	0
\$150,001 - \$225,000	25.00%	189,000	186,000	189,000	0	0
\$225,001 - \$375,000	15.00%	280,000	0	280,000	0	0
\$375,001 - \$575,000	15.00%	385,000	385,000	433,500	0	0
\$575,001 and up	10.00%	685,000	0	685,000	0	0
Median Sold Price		199,500	162,000	235,000	143,000	0
Total Closed Units		20	5	14	1	0
Total Closed Volume		5,224,470	944.00K	4.14M	143.00K	0.00B

June 2024



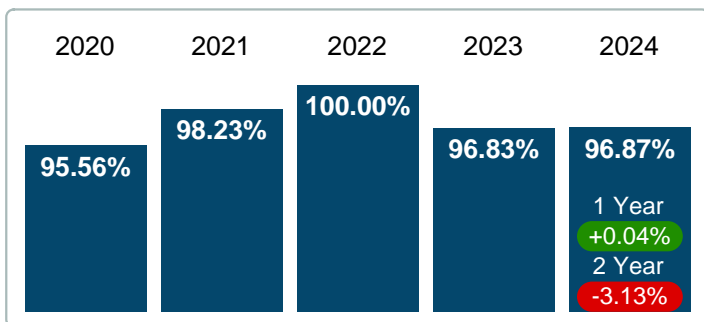
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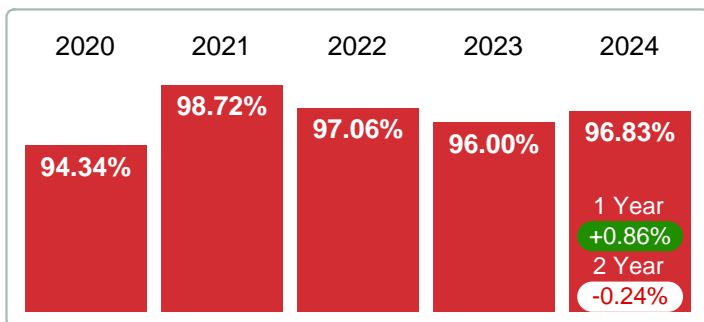
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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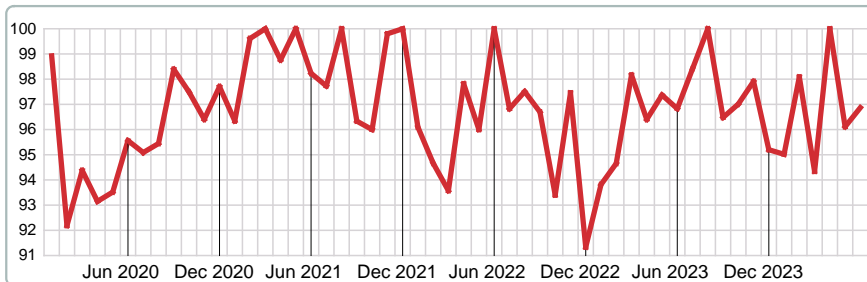
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

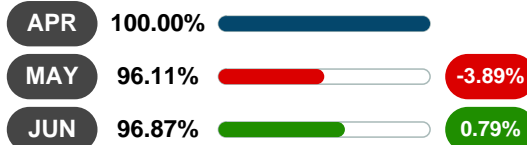


3 MONTHS

5 year JUN AVG = 97.50%

High Apr 2024 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **96.87%**
equal to 5 yr JUN average of **97.50%**



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
\$100,000 and less	2	10.00%	98.00%	96.00%	100.00%	0.00%	0.00%
\$100,001 - \$100,000	0	0.00%	98.00%	0.00%	0.00%	0.00%	0.00%
\$100,001 - \$150,000	5	25.00%	95.51%	92.00%	95.51%	107.52%	0.00%
\$150,001 - \$225,000	5	25.00%	100.00%	92.61%	100.00%	0.00%	0.00%
\$225,001 - \$375,000	3	15.00%	95.89%	0.00%	95.89%	0.00%	0.00%
\$375,001 - \$575,000	3	15.00%	98.58%	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%
Median Sold/List Ratio		96.87%		93.91%	98.66%	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



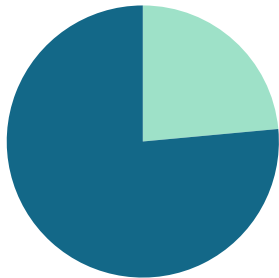
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

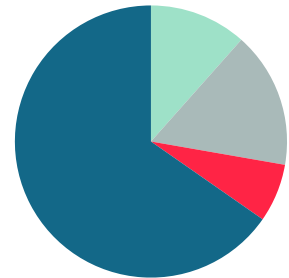


Inventory
 New Listings
36 = 23.53%
 Start Inventory
117
 Total Inventory Units
153
 Volume
\$53,518,487

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%
Median List Price	205,000	207,000	0.98%	210,000	219,000	4.29%
Median Sale Price	183,000	199,500	9.02%	195,000	205,000	5.13%
Median Percent of Selling Price to List Price	96.83%	96.87%	0.04%	96.00%	96.83%	0.86%
Median Days on Market to Sale	16.00	35.00	118.75%	27.00	29.00	7.41%
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

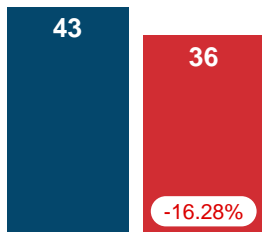
Inventory on June 30, 2024 = **113**

2023 **2024**

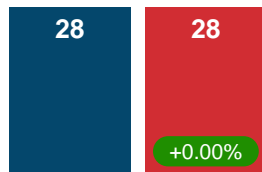
JUNE MARKET

MEDIAN PRICES

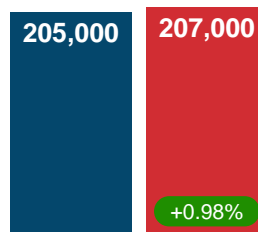
New Listings



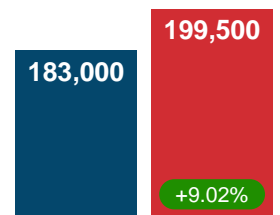
Pending Listings



List Price



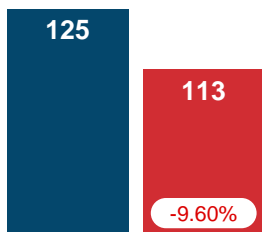
Sale Price



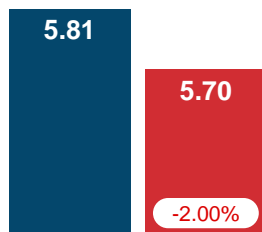
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

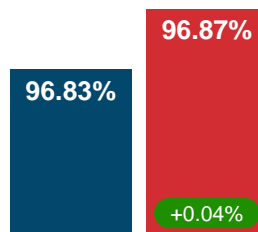
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

