

July 2024



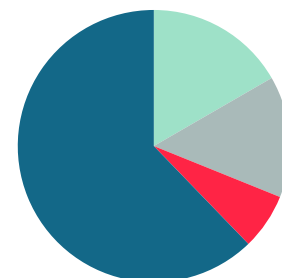
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 12, 2024 for MLS Technology Inc.

Compared Metrics	2023	July 2024	+/-%
Closed Listings	19	30	57.89%
Pending Listings	21	26	23.81%
New Listings	39	34	-12.82%
Average List Price	222,958	252,070	13.06%
Average Sale Price	210,421	235,620	11.98%
Average Percent of Selling Price to List Price	94.48%	101.97%	7.94%
Average Days on Market to Sale	61.79	59.87	-3.11%
End of Month Inventory	136	112	-17.65%
Months Supply of Inventory	6.43	5.40	-15.99%



■ Closed (16.67%)
■ Pending (14.44%)
■ Other OffMarket (6.67%)
■ Active (62.22%)

Absorption: Last 12 months, an Average of **21** Sales/Month
Active Inventory as of July 31, 2024 = **112**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2024 decreased **17.65%** to 112 existing homes available for sale. Over the last 12 months this area has had an average of 21 closed sales per month. This represents an unsold inventory index of **5.40** 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 **11.98%** in July 2024 to \$235,620 versus the previous year at \$210,421.

Average Days on Market Shortens

The average number of **59.87** days that homes spent on the market before selling decreased by 1.92 days or **3.11%** in July 2024 compared to last year's same month at **61.79** DOM.

Sales Success for July 2024 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 34 New Listings in July 2024, down **12.82%** from last year at 39. Furthermore, there were 30 Closed Listings this month versus last year at 19, a **57.89%** increase.

Closed versus Listed trends yielded a **88.2%** ratio, up from previous year's, July 2023, at **48.7%**, a **81.11%** upswing. This will certainly create pressure on a decreasing 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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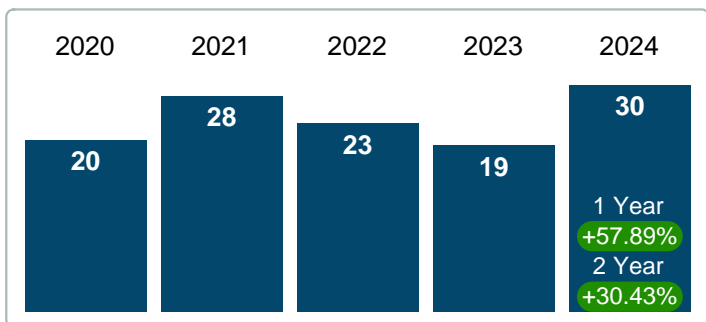
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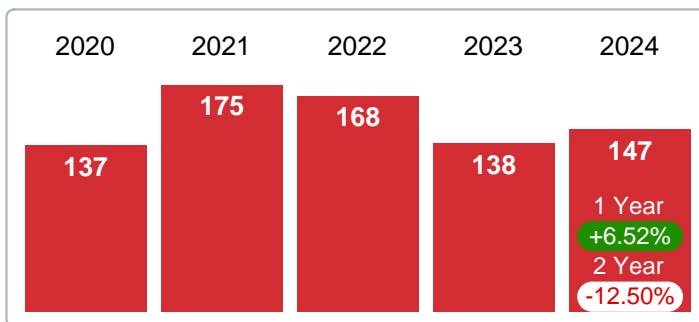
CLOSED LISTINGS

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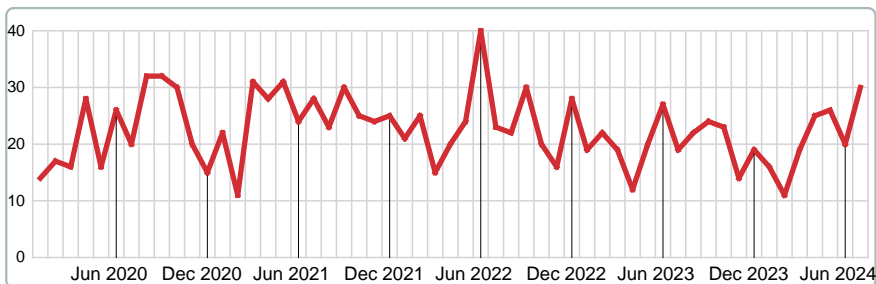
JULY



YEAR TO DATE (YTD)

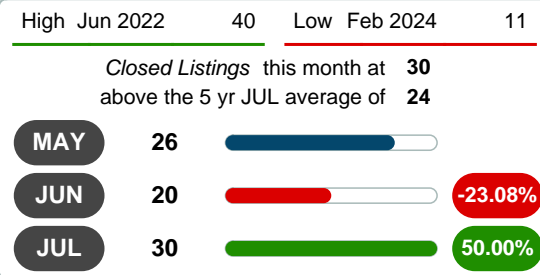


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 24



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	3	10.00%	42.0	1	2	0	0
\$100,001 - \$125,000	4	13.33%	55.5	2	2	0	0
\$125,001 - \$150,000	3	10.00%	44.7	0	2	1	0
\$150,001 - \$200,000	6	20.00%	133.3	2	2	2	0
\$200,001 - \$300,000	7	23.33%	31.7	0	7	0	0
\$300,001 - \$500,000	4	13.33%	40.8	1	3	0	0
\$500,001 and up	3	10.00%	43.0	0	1	2	0
Total Closed Units	30			6	19	5	0
Total Closed Volume	7,068,600	100%	59.9	1.04M	4.29M	1.74M	0.00B
Average Closed Price	\$235,620			\$173,567	\$225,711	\$347,740	\$0

July 2024



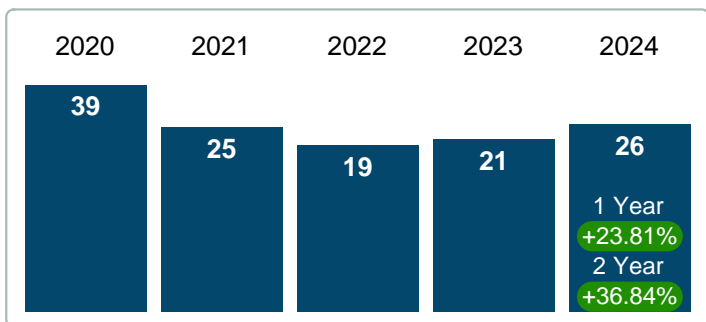
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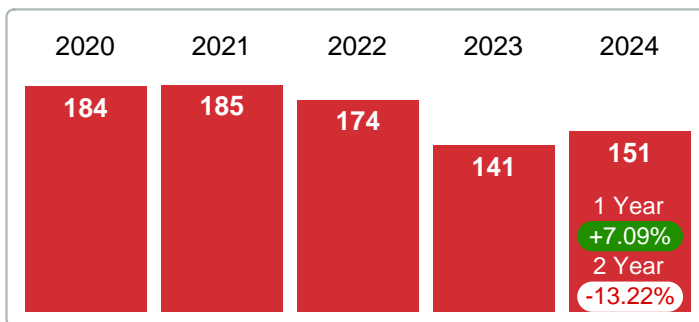
PENDING LISTINGS

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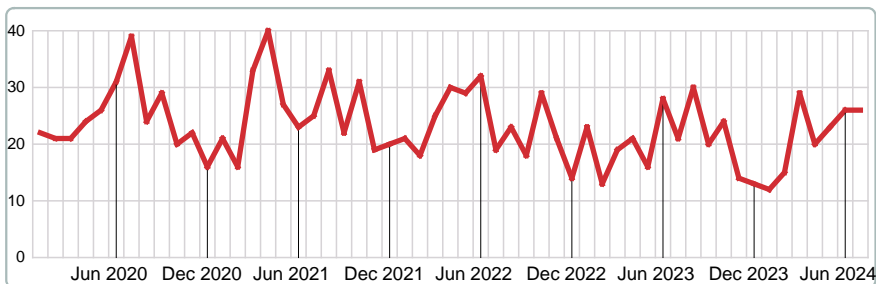
JULY



YEAR TO DATE (YTD)

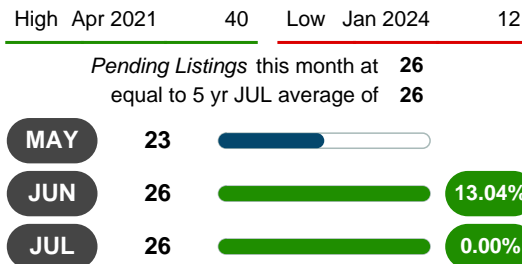


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 26



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	2	7.69%	87.5	1	1	0	0
\$100,001 - \$125,000	3	11.54%	17.3	3	0	0	0
\$125,001 - \$150,000	4	15.38%	26.5	0	4	0	0
\$150,001 - \$175,000	7	26.92%	84.0	0	7	0	0
\$175,001 - \$275,000	3	11.54%	36.7	1	1	1	0
\$275,001 - \$475,000	4	15.38%	28.3	1	3	0	0
\$475,001 and up	3	11.54%	61.7	0	2	1	0
Total Pending Units	26			6	18	2	0
Total Pending Volume	6,038,799	100%	55.6	911.80K	4.29M	838.90K	0.00B
Average Listing Price	\$174,900			\$151,967	\$238,228	\$419,450	\$0

July 2024



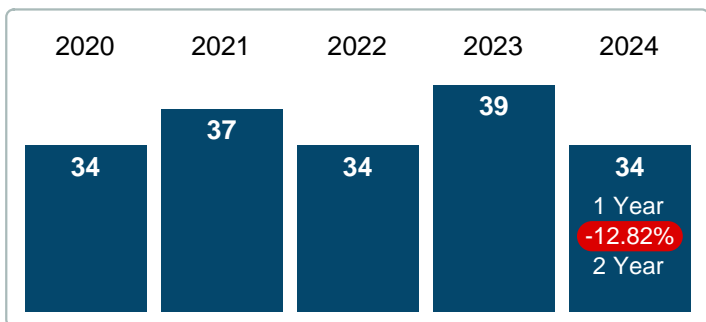
Area Delimited by County Of McIntosh - Residential Property Type



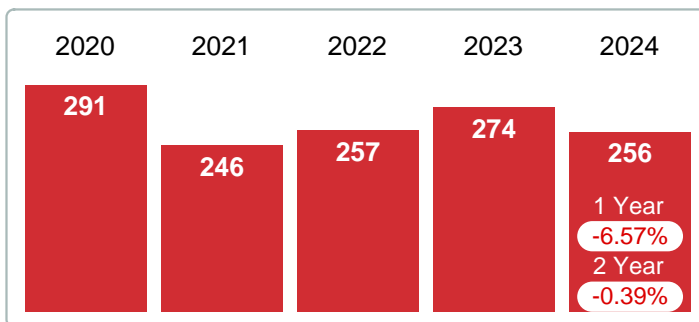
NEW LISTINGS

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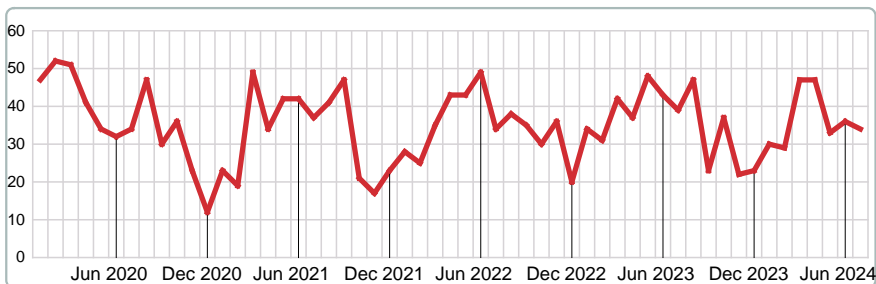
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 36

High Feb 2020 52 Low Dec 2020 12

New Listings this month at **34**
below the 5 yr JUL average of **36**

- MAY 33
- JUN 36 +9.09%
- JUL 34 -5.56%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$120,000 and less	3	8.82%	1	2	0	0
\$120,001 - \$160,000	4	11.76%	3	1	0	0
\$160,001 - \$190,000	6	17.65%	2	2	1	1
\$190,001 - \$320,000	9	26.47%	3	4	2	0
\$320,001 - \$480,000	5	14.71%	0	4	1	0
\$480,001 - \$960,000	3	8.82%	0	3	0	0
\$960,001 and up	4	11.76%	1	0	2	1
Total New Listed Units	34		10	16	6	2
Total New Listed Volume	14,115,301	100%	2.67M	5.16M	5.00M	1.29M
Average New Listed Listing Price	\$0		\$266,530	\$322,256	\$833,983	\$645,000

July 2024



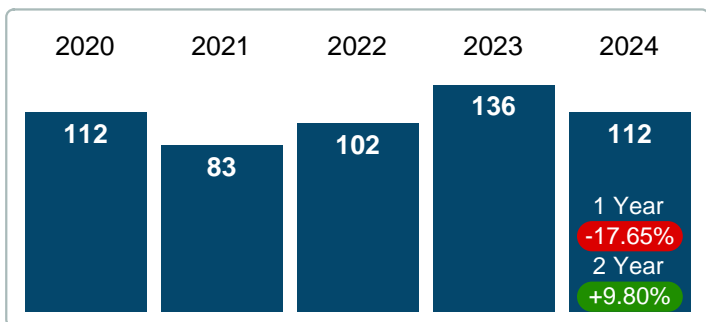
Area Delimited by County Of McIntosh - Residential Property Type



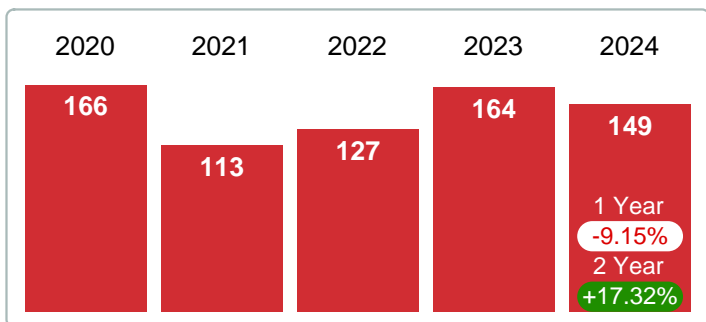
ACTIVE INVENTORY

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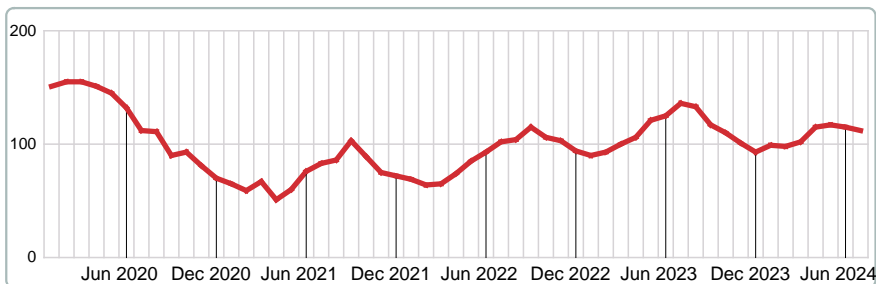
END OF JULY



ACTIVE DURING JULY

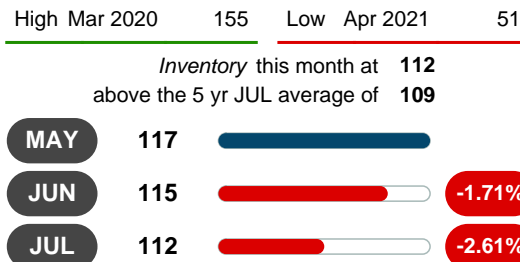


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 109



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	10	8.93%	71.0	6	4	0	0
\$125,001 - \$175,000	14	12.50%	55.0	8	6	0	0
\$175,001 - \$225,000	17	15.18%	91.5	7	8	1	1
\$225,001 - \$350,000	29	25.89%	85.5	8	16	5	0
\$350,001 - \$575,000	19	16.96%	73.5	2	9	7	1
\$575,001 - \$675,000	10	8.93%	163.6	0	6	2	2
\$675,001 and up	13	11.61%	90.0	1	3	5	4
Total Active Inventory by Units	112			32	52	20	8
Total Active Inventory by Volume	45,430,300	100%	86.8	7.28M	19.41M	12.55M	6.19M
Average Active Inventory Listing Price	\$405,628			\$227,475	\$373,363	\$627,315	\$773,738

July 2024



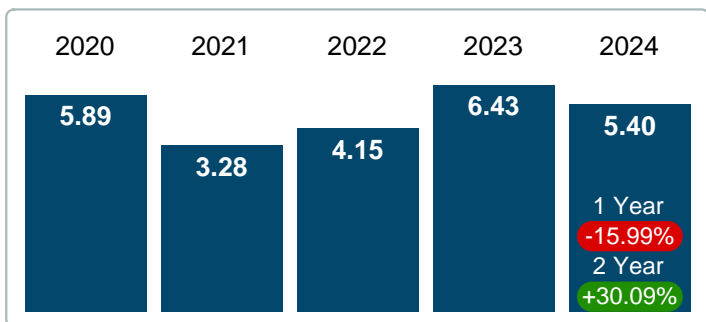
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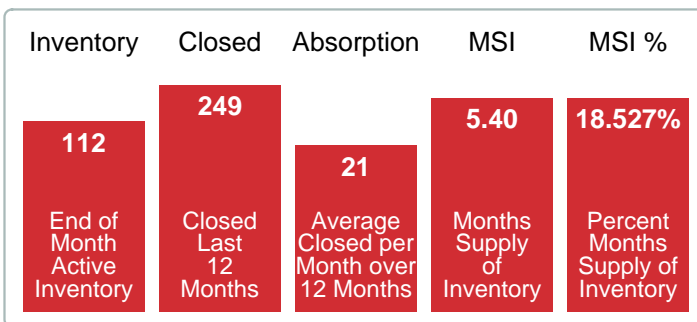
MONTHS SUPPLY of INVENTORY (MSI)

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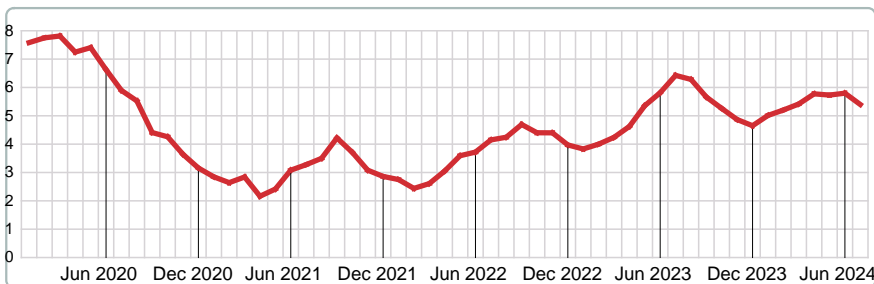
MSI FOR JULY



INDICATORS FOR JULY 2024



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 5.03

High Mar 2020 7.82 Low Apr 2021 2.16

Months Supply this month at 5.40 above the 5 yr JUL average of 5.03



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	10	8.93%	2.35	2.40	2.40	0.00	0.00
\$125,001 - \$175,000	14	12.50%	3.29	4.36	3.27	0.00	0.00
\$175,001 - \$225,000	17	15.18%	5.10	8.40	3.84	3.00	12.00
\$225,001 - \$350,000	29	25.89%	6.00	16.00	4.47	6.67	0.00
\$350,001 - \$575,000	19	16.96%	6.91	6.00	6.35	8.40	6.00
\$575,001 - \$675,000	10	8.93%	20.00	0.00	36.00	8.00	24.00
\$675,001 and up	13	11.61%	15.60	0.00	9.00	10.00	0.00
Market Supply of Inventory (MSI)			5.40	5.33	4.69	6.15	19.20
Total Active Inventory by Units		100%	5.40	32	52	20	8

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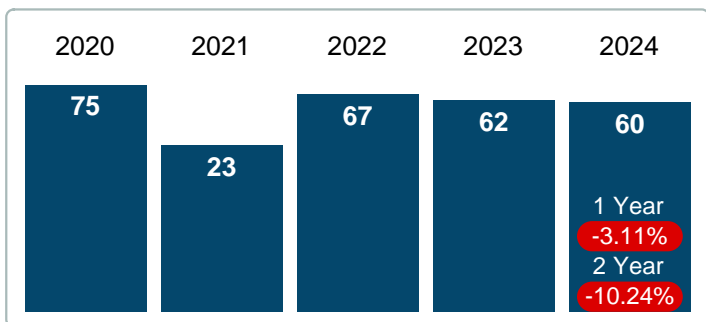
Area Delimited by County Of McIntosh - Residential Property Type



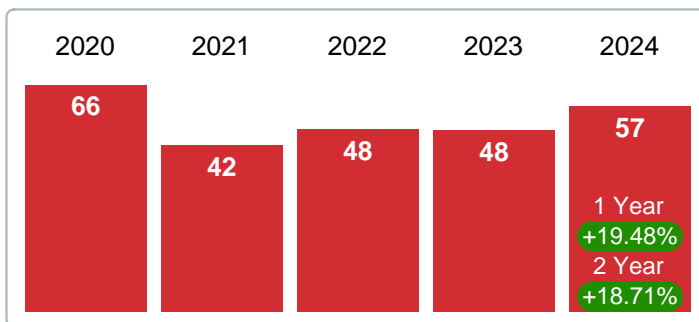
AVERAGE DAYS ON MARKET TO SALE

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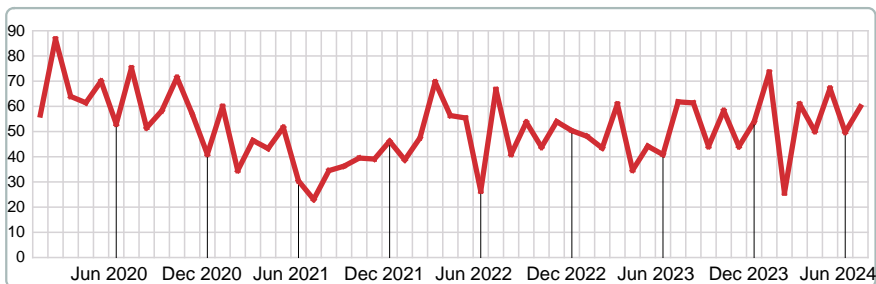
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 57

High Feb 2020 87 Low Jul 2021 23

Average Days on Market to Sale this month at 60 above the 5 yr JUL average of 57



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%	42	5	61	0	0
\$100,001 - \$125,000	13.33%	56	35	77	0	0
\$125,001 - \$150,000	10.00%	45	0	40	55	0
\$150,001 - \$200,000	20.00%	133	65	130	206	0
\$200,001 - \$300,000	23.33%	32	0	32	0	0
\$300,001 - \$500,000	13.33%	41	4	53	0	0
\$500,001 and up	10.00%	43	0	73	28	0
Average Closed DOM		60	35	56	104	0
Total Closed Units	100%	60	6	19	5	0
Total Closed Volume		7,068,600	1.04M	4.29M	1.74M	0.00B

July 2024



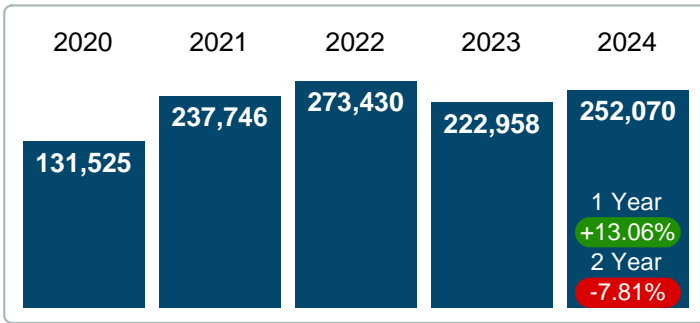
Area Delimited by County Of McIntosh - Residential Property Type



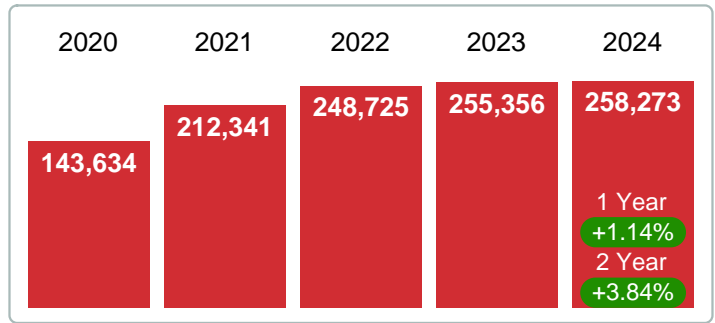
AVERAGE LIST PRICE AT CLOSING

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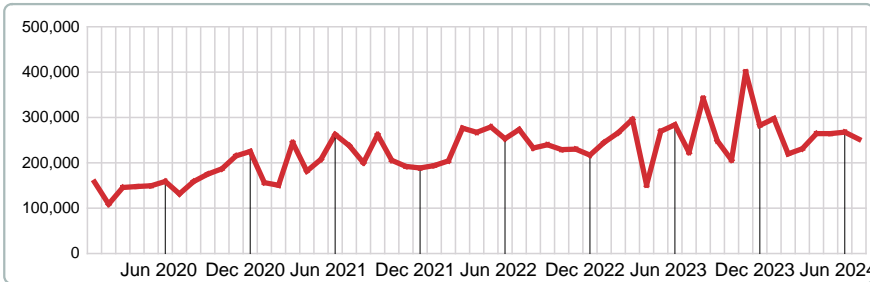
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

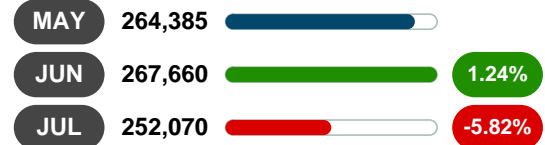


3 MONTHS

5 year JUL AVG = 223,546

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

Average List Price at Closing this month at **252,070** above the 5 yr JUL average of **223,546**



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	10.00%	74,967	99,900	62,500	0	0
\$100,001 - \$125,000	6.67%	115,000	115,000	157,000	0	0
\$125,001 - \$150,000	10.00%	139,917	0	135,375	159,900	0
\$150,001 - \$200,000	23.33%	177,400	186,250	245,000	174,700	0
\$200,001 - \$300,000	26.67%	247,437	0	240,643	0	0
\$300,001 - \$500,000	13.33%	376,375	410,000	365,167	0	0
\$500,001 and up	10.00%	653,547	0	695,640	632,500	0
Average List Price		252,070	185,400	246,073	354,860	0
Total Closed Units	100%	252,070	6	19	5	0
Total Closed Volume		7,562,088	1.11M	4.68M	1.77M	0.00B

July 2024



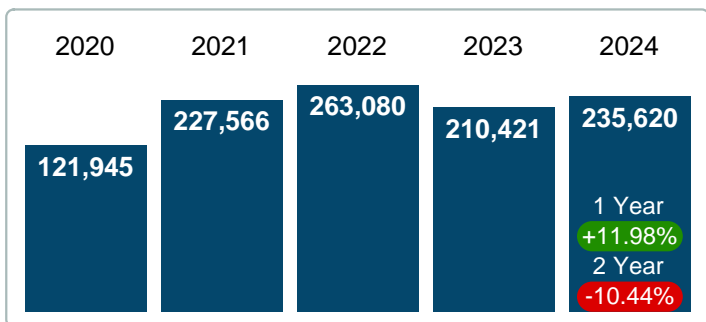
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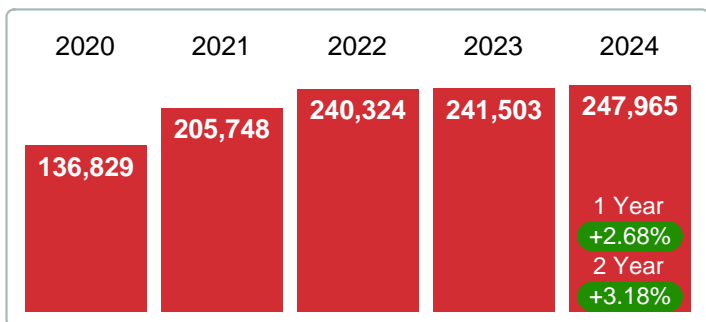
AVERAGE SOLD PRICE AT CLOSING

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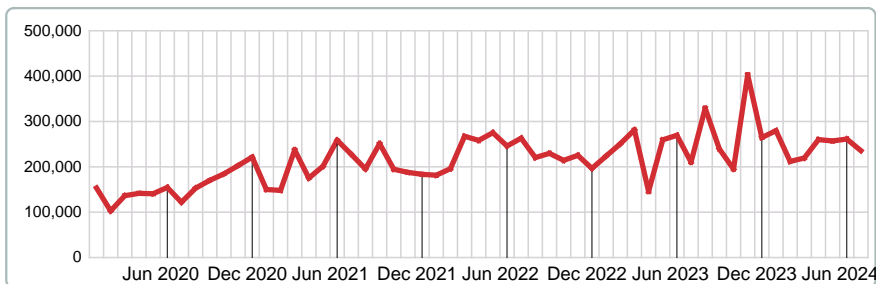
JULY



YEAR TO DATE (YTD)

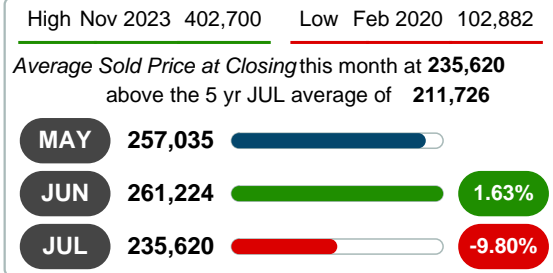


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 211,726



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%	90,833	87,500	92,500	0	0
\$100,001 - \$125,000	13.33%	115,600	109,450	121,750	0	0
\$125,001 - \$150,000	10.00%	138,333	0	135,000	145,000	0
\$150,001 - \$200,000	20.00%	181,867	175,000	191,250	179,350	0
\$200,001 - \$300,000	23.33%	232,571	0	232,571	0	0
\$300,001 - \$500,000	13.33%	344,875	385,000	331,500	0	0
\$500,001 and up	10.00%	606,667	0	585,000	617,500	0
Average Sold Price		235,620	173,567	225,711	347,740	0
Total Closed Units	100%	235,620	6	19	5	0
Total Closed Volume		7,068,600	1.04M	4.29M	1.74M	0.00B

July 2024



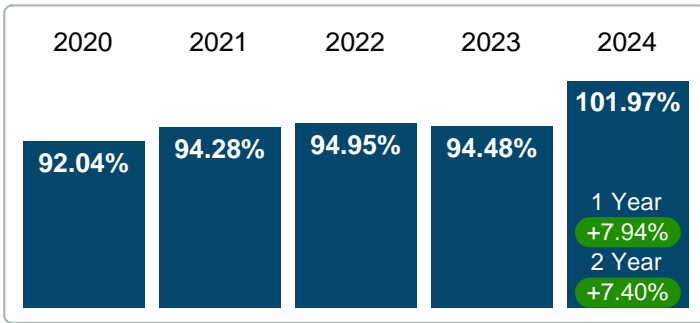
Area Delimited by County Of McIntosh - Residential Property Type



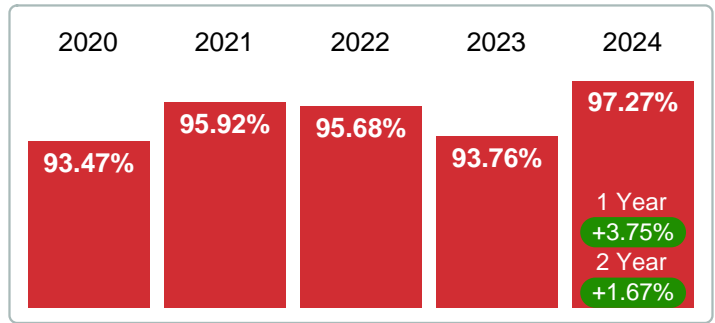
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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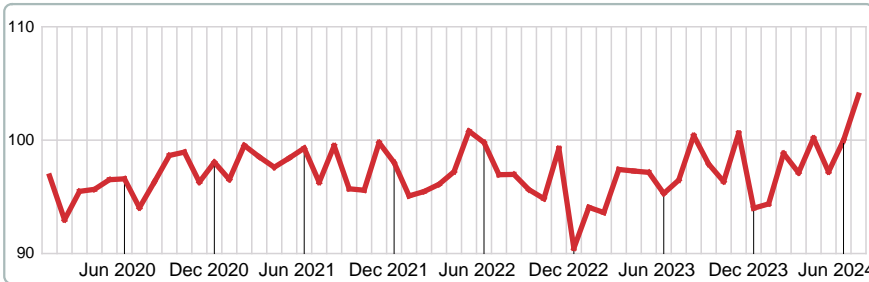
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

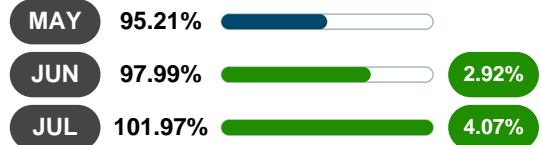


3 MONTHS

5 year JUL AVG = 95.55%

High Jul 2024 101.97% Low Dec 2022 88.47%

Average Sold/List Ratio this month at **101.97%** above the 5 yr JUL average of **95.55%**



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	3	10.00%	180.86%	87.59%	227.50%	0.00%	0.00%
\$100,001 - \$125,000	4	13.33%	86.51%	95.38%	77.64%	0.00%	0.00%
\$125,001 - \$150,000	3	10.00%	96.72%	0.00%	99.73%	90.68%	0.00%
\$150,001 - \$200,000	6	20.00%	92.38%	93.88%	80.69%	102.56%	0.00%
\$200,001 - \$300,000	7	23.33%	96.97%	0.00%	96.97%	0.00%	0.00%
\$300,001 - \$500,000	4	13.33%	92.09%	93.90%	91.48%	0.00%	0.00%
\$500,001 and up	3	10.00%	93.00%	0.00%	84.10%	97.46%	0.00%
Average Sold/List Ratio		102.00%		93.33%	105.71%	98.14%	0.00%
Total Closed Units		30	100%	6	19	5	
Total Closed Volume		7,068,600		1.04M	4.29M	1.74M	0.00B

July 2024



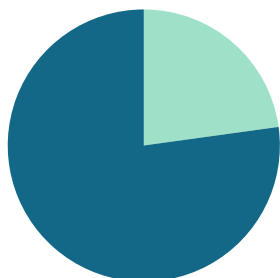
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

Report produced on Aug 12, 2024 for MLS Technology Inc.

INVENTORY

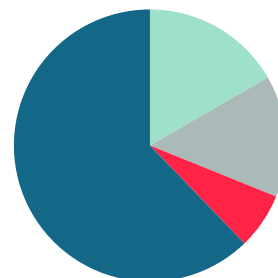


Inventory
 New Listings
34 = 22.82%
 Start Inventory
115
 Total Inventory Units
149
 Volume
\$56,746,299

Market Activity

Closed Sales
30 = 16.67%
 Pending Sales
26 = 14.44%
 Other Off Market
12 = 6.67%
 Active Inventory
112 = 62.22%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	19	30	57.89%	138	147	6.52%
Pending Sales	21	26	23.81%	141	151	7.09%
New Listings	39	34	-12.82%	274	256	-6.57%
Average List Price	222,958	252,070	13.06%	255,356	258,273	1.14%
Average Sale Price	210,421	235,620	11.98%	241,503	247,965	2.68%
Average Percent of Selling Price to List Price	94.48%	101.97%	7.94%	93.76%	97.27%	3.75%
Average Days on Market to Sale	61.79	59.87	-3.11%	47.86	57.18	19.48%
Monthly Inventory	136	112	-17.65%	136	112	-17.65%
Months Supply of Inventory	6.43	5.40	-15.99%	6.43	5.40	-15.99%

Absorption: Last 12 months, an Average of **21** Sales/Month

Inventory on July 31, 2024 = **112**

2023 **2024**

JULY MARKET

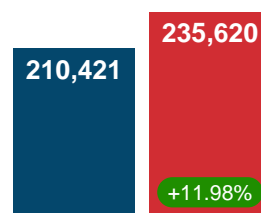
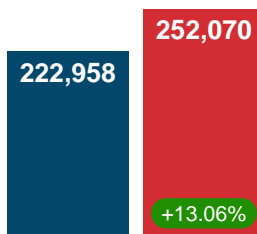
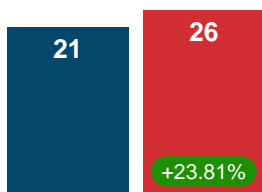
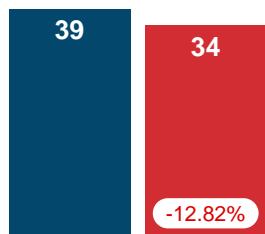
AVERAGE PRICES

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

