

July 2024



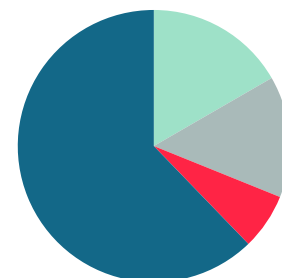
Area Delimited by County Of McIntosh - Residential Property Type



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%
Median List Price	185,000	207,500	12.16%
Median Sale Price	185,000	195,350	5.59%
Median Percent of Selling Price to List Price	98.41%	94.45%	-4.03%
Median Days on Market to Sale	47.00	42.00	-10.64%
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.

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 **5.59%** in July 2024 to \$195,350 versus the previous year at \$185,000.

Median Days on Market Shortens

The median number of **42.00** days that homes spent on the market before selling decreased by 5.00 days or **10.64%** in July 2024 compared to last year's same month at **47.00** DOM.

Sales Success for July 2024 is Positive

Overall, with Median 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

July 2024



Area Delimited by County Of McIntosh - Residential Property Type

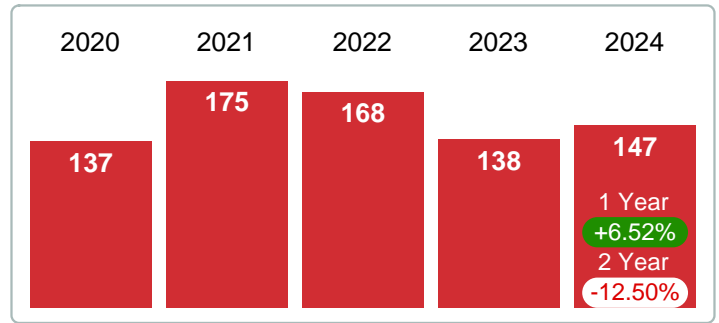
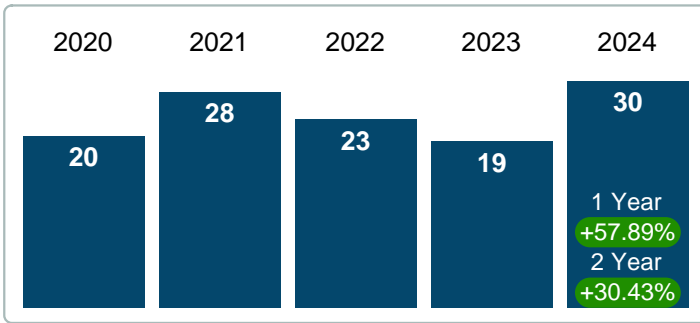


CLOSED LISTINGS

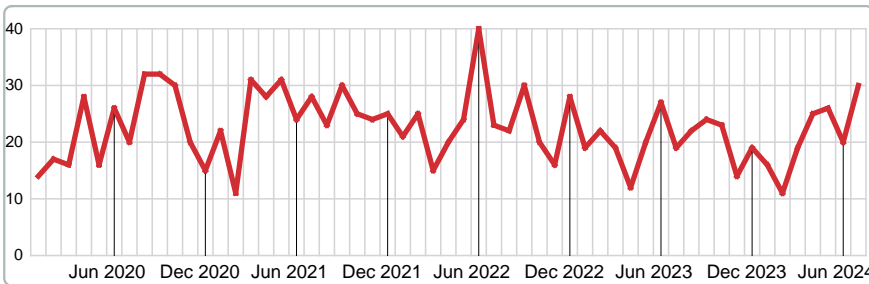
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JULY

YEAR TO DATE (YTD)

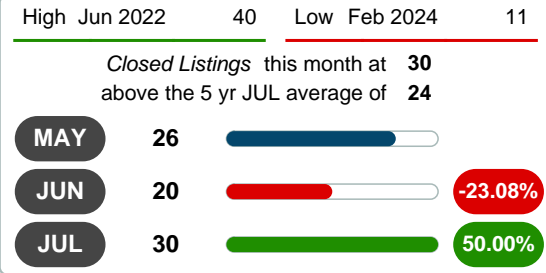


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 24



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	10.00%	31.0	1	2	0	0
\$100,001 - \$125,000	4	13.33%	34.5	2	2	0	0
\$125,001 - \$150,000	3	10.00%	55.0	0	2	1	0
\$150,001 - \$200,000	6	20.00%	110.0	2	2	2	0
\$200,001 - \$300,000	7	23.33%	17.0	0	7	0	0
\$300,001 - \$500,000	4	13.33%	29.5	1	3	0	0
\$500,001 and up	3	10.00%	41.0	0	1	2	0
Total Closed Units	30			6	19	5	0
Total Closed Volume	7,068,600	100%	42.0	1.04M	4.29M	1.74M	0.00B
Median Closed Price	\$195,350			\$135,000	\$215,000	\$190,700	\$0

July 2024



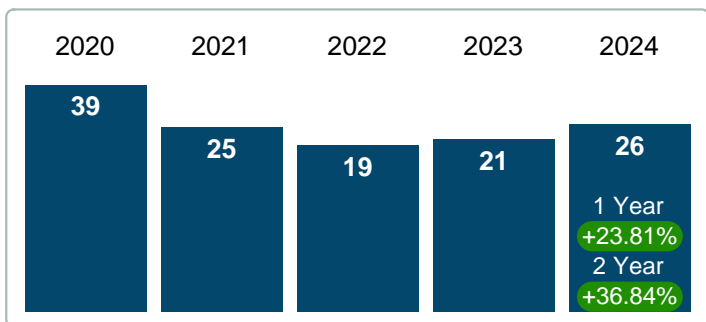
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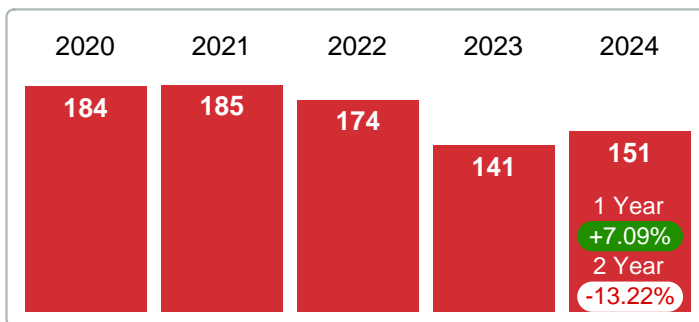
PENDING LISTINGS

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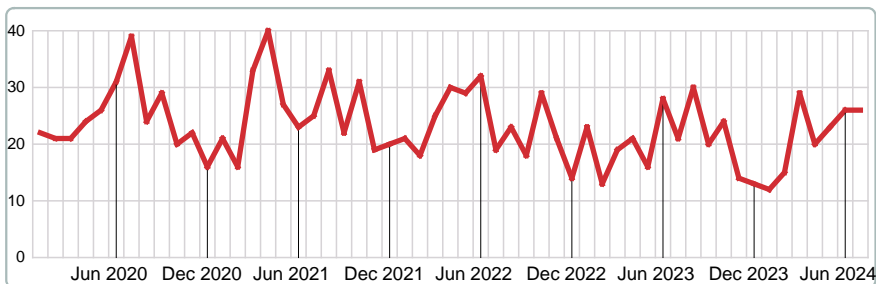
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 26

High Apr 2021 40 Low Jan 2024 12

Pending Listings this month at 26 equal to 5 yr JUL average of 26

- MAY 23
- JUN 26 (13.04% increase)
- JUL 26 (0.00% change)

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	14.0	3	0	0	0
\$125,001 - \$150,000	4	15.38%	23.5	0	4	0	0
\$150,001 - \$175,000	7	26.92%	83.0	0	7	0	0
\$175,001 - \$275,000	3	11.54%	35.0	1	1	1	0
\$275,001 - \$475,000	4	15.38%	29.5	1	3	0	0
\$475,001 and up	3	11.54%	78.0	0	2	1	0
Total Pending Units	26			6	18	2	0
Total Pending Volume	6,038,799	100%	33.0	911.80K	4.29M	838.90K	0.00B
Median Listing Price	\$167,500			\$124,450	\$167,500	\$419,450	\$0

July 2024



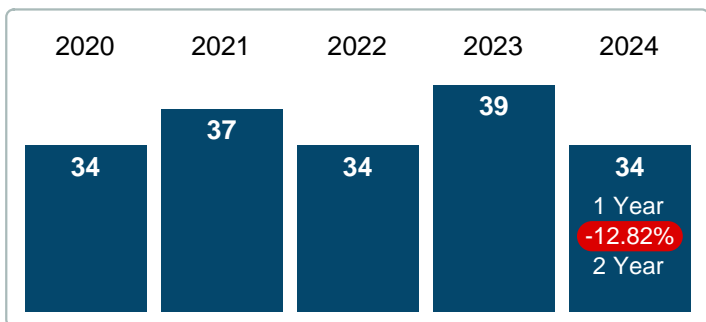
Area Delimited by County Of McIntosh - Residential Property Type



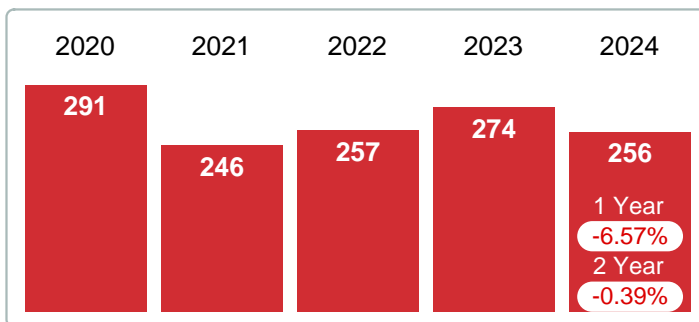
NEW LISTINGS

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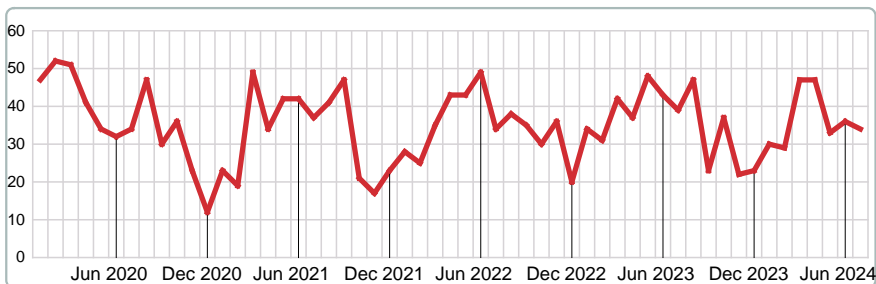
JULY



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
\$100,000 and less	2	5.88%	1	1	0	0
\$100,001 - \$150,000	4	11.76%	3	1	0	0
\$150,001 - \$175,000	3	8.82%	0	3	0	0
\$175,001 - \$300,000	12	35.29%	5	3	3	1
\$300,001 - \$475,000	5	14.71%	0	4	1	0
\$475,001 - \$950,000	4	11.76%	0	4	0	0
\$950,001 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
Median New Listed Listing Price	\$266,900		\$184,500	\$297,500	\$299,450	\$645,000

July 2024



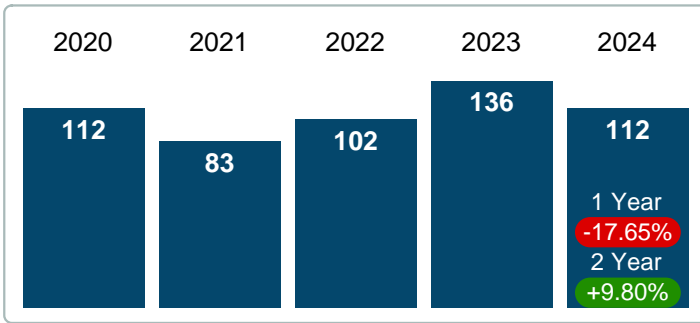
Area Delimited by County Of McIntosh - Residential Property Type



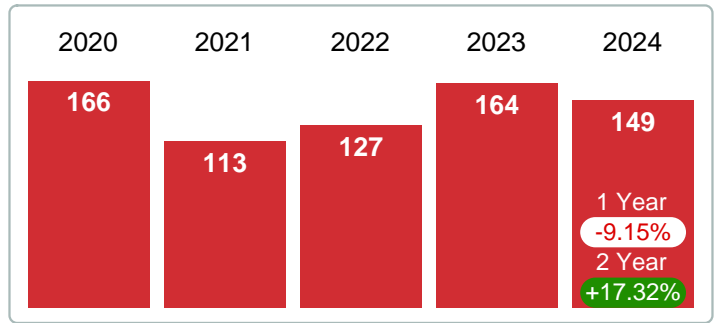
ACTIVE INVENTORY

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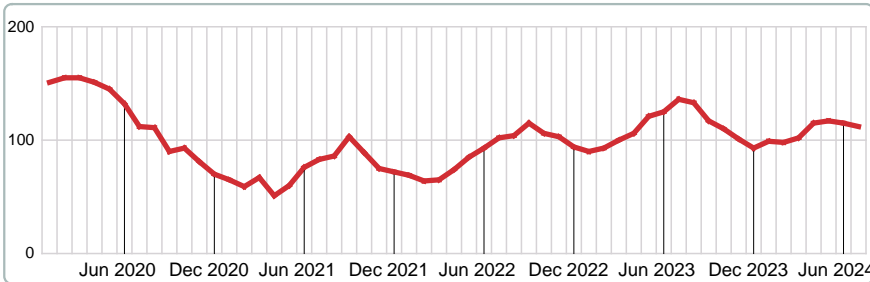
END OF JULY



ACTIVE DURING JULY

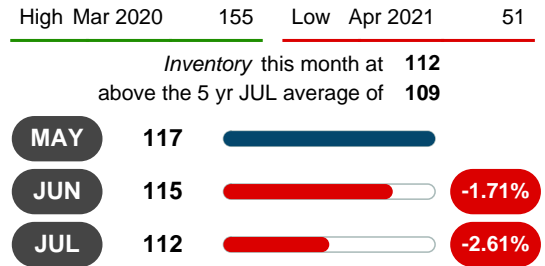


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 109



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	10	8.93%	52.0	6	4	0	0
\$125,001 - \$175,000	14	12.50%	43.0	8	6	0	0
\$175,001 - \$225,000	17	15.18%	99.0	7	8	1	1
\$225,001 - \$350,000	29	25.89%	86.0	8	16	5	0
\$350,001 - \$575,000	19	16.96%	61.0	2	9	7	1
\$575,001 - \$675,000	10	8.93%	172.0	0	6	2	2
\$675,001 and up	13	11.61%	113.0	1	3	5	4
Total Active Inventory by Units	112			32	52	20	8
Total Active Inventory by Volume	45,430,300	100%	83.5	7.28M	19.41M	12.55M	6.19M
Median Active Inventory Listing Price	\$304,600			\$182,500	\$304,600	\$449,750	\$719,950

July 2024



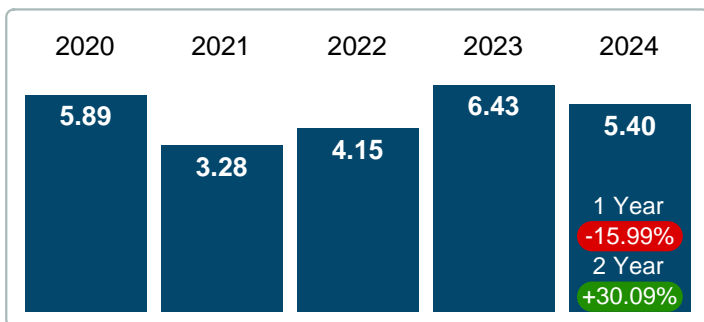
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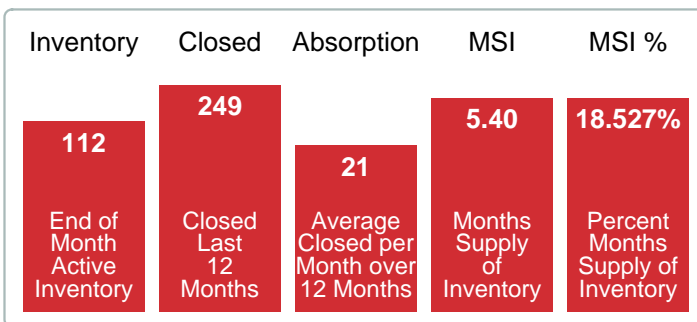
MONTHS SUPPLY of INVENTORY (MSI)

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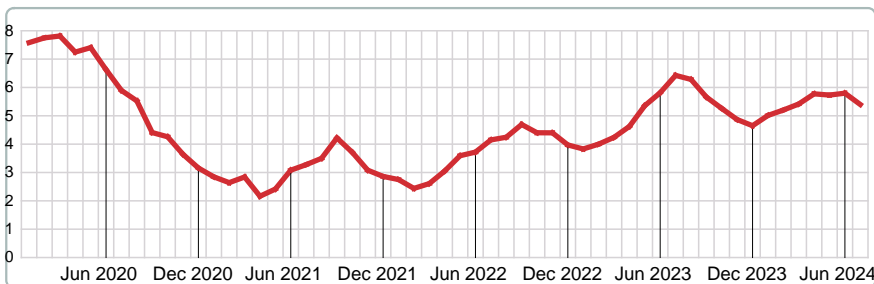
MSI FOR JULY



INDICATORS FOR JULY 2024

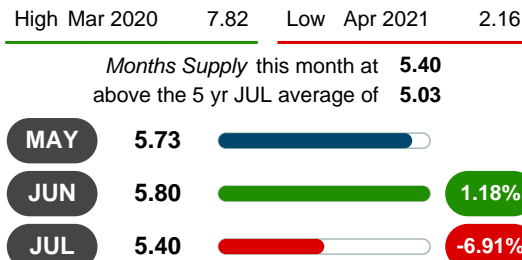


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 5.03



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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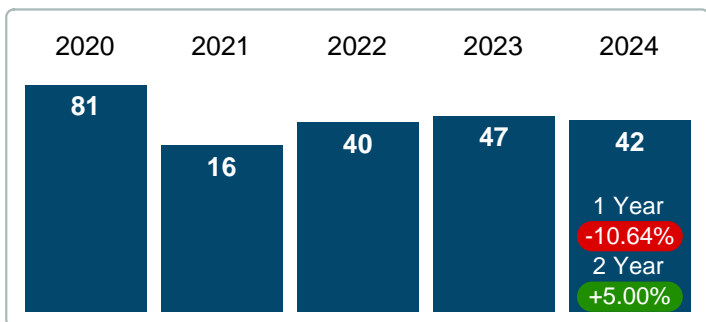
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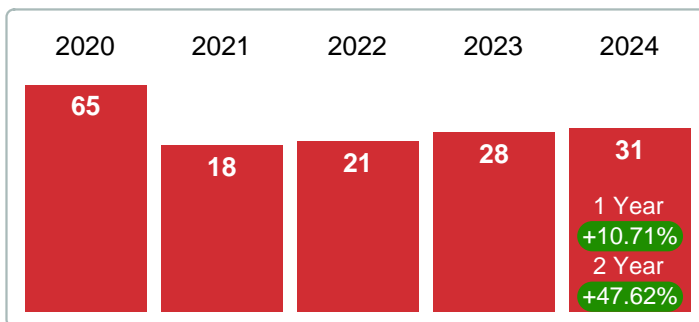
MEDIAN DAYS ON MARKET TO SALE

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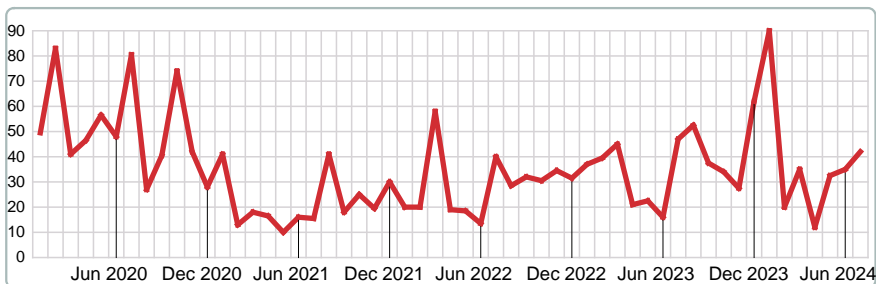
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

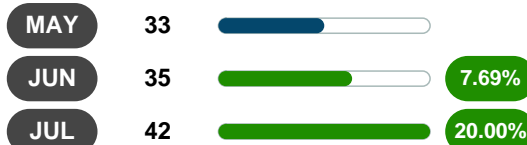


3 MONTHS

5 year JUL AVG = 45

High Jan 2024 90 Low May 2021 10

Median Days on Market to Sale this month at 42 below the 5 yr JUL average of 45



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%	31	5	61	0	0
\$100,001 - \$125,000	13.33%	35	35	77	0	0
\$125,001 - \$150,000	10.00%	55	0	40	55	0
\$150,001 - \$200,000	20.00%	110	65	130	206	0
\$200,001 - \$300,000	23.33%	17	0	17	0	0
\$300,001 - \$500,000	13.33%	30	4	43	0	0
\$500,001 and up	10.00%	41	0	73	28	0
Median Closed DOM		42	34	36	55	0
Total Closed Units	100%	30	6	19	5	
Total Closed Volume		7,068,600	1.04M	4.29M	1.74M	0.00B

July 2024



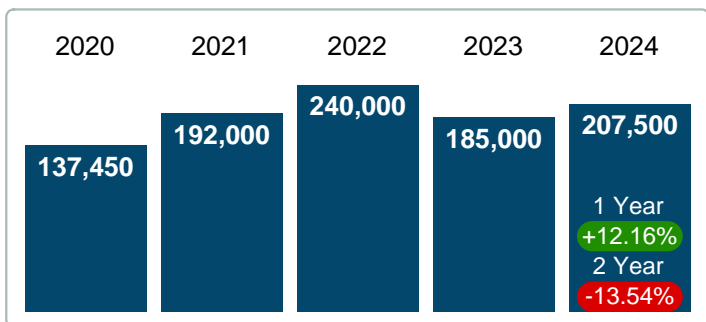
Area Delimited by County Of McIntosh - Residential Property Type



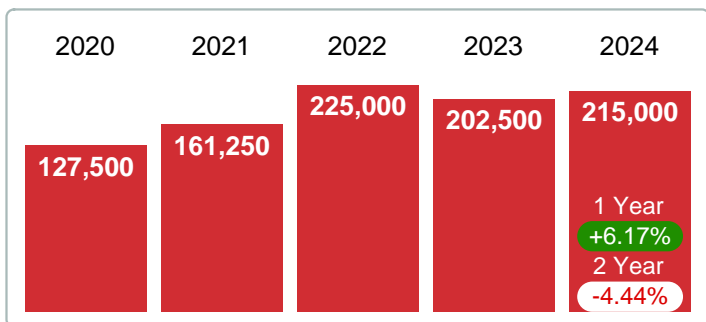
MEDIAN LIST PRICE AT CLOSING

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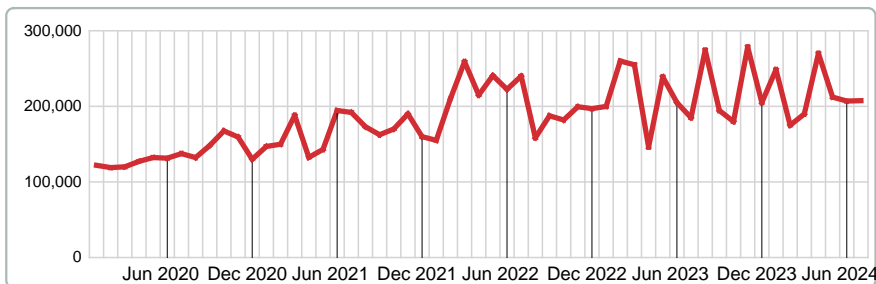
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 192,390

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

Median List Price at Closing this month at **207,500**
above the 5 yr JUL average of **192,390**

- MAY 212,250
- JUN 207,000 -2.47%
- JUL 207,500 0.24%

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	10.00%	99,900	99,900	62,500	0	0
\$100,001 - \$125,000	6.67%	115,000	115,000	0	0	0
\$125,001 - \$150,000	10.00%	135,750	0	135,750	0	0
\$150,001 - \$200,000	23.33%	172,500	186,250	180,000	169,900	0
\$200,001 - \$300,000	26.67%	230,000	0	230,000	0	0
\$300,001 - \$500,000	13.33%	380,000	410,000	360,000	0	0
\$500,001 and up	10.00%	695,640	0	695,640	632,500	0
Median List Price		207,500	146,250	220,000	179,500	0
Total Closed Units	100%	207,500	6	19	5	0
Total Closed Volume		7,562,088	1.11M	4.68M	1.77M	0.00B

July 2024



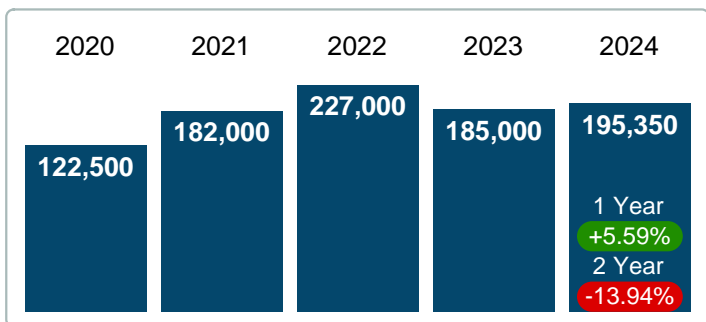
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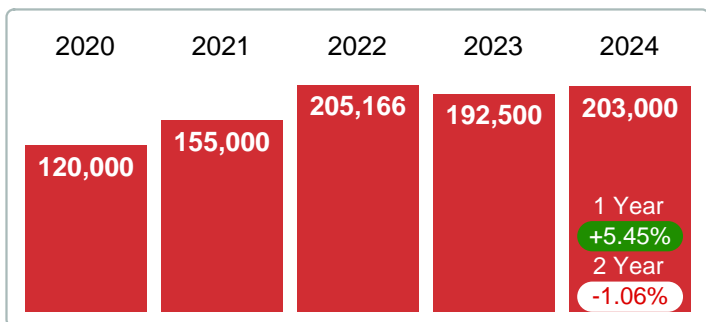
MEDIAN SOLD PRICE AT CLOSING

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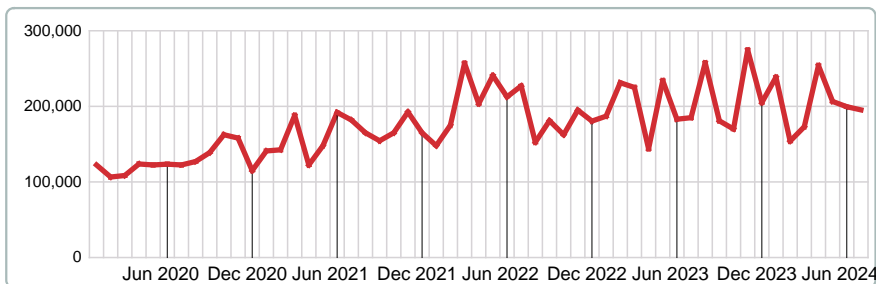
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 182,370

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

Median Sold Price at Closing this month at 195,350 above the 5 yr JUL average of 182,370



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%	90,000	87,500	92,500	0	0
\$100,001 - \$125,000	13.33%	114,250	109,450	121,750	0	0
\$125,001 - \$150,000	10.00%	140,000	0	135,000	145,000	0
\$150,001 - \$200,000	20.00%	186,250	175,000	191,250	179,350	0
\$200,001 - \$300,000	23.33%	220,000	0	220,000	0	0
\$300,001 - \$500,000	13.33%	337,250	385,000	325,000	0	0
\$500,001 and up	10.00%	585,000	0	585,000	617,500	0
Median Sold Price		195,350	135,000	215,000	190,700	0
Total Closed Units	100%	30	6	19	5	
Total Closed Volume		7,068,600	1.04M	4.29M	1.74M	0.00B

July 2024



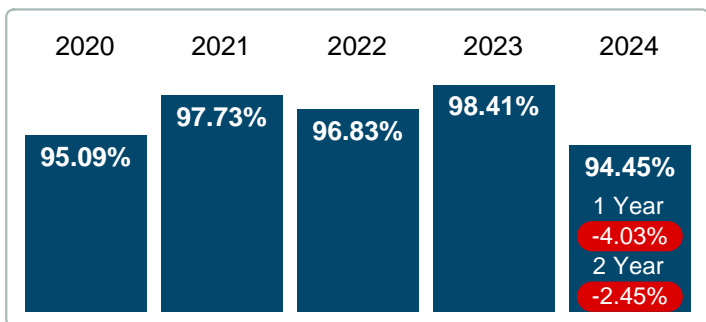
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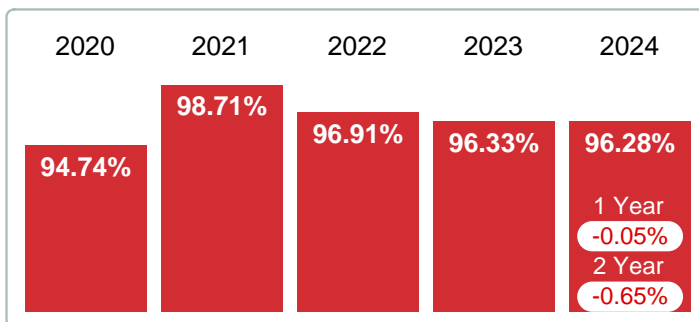
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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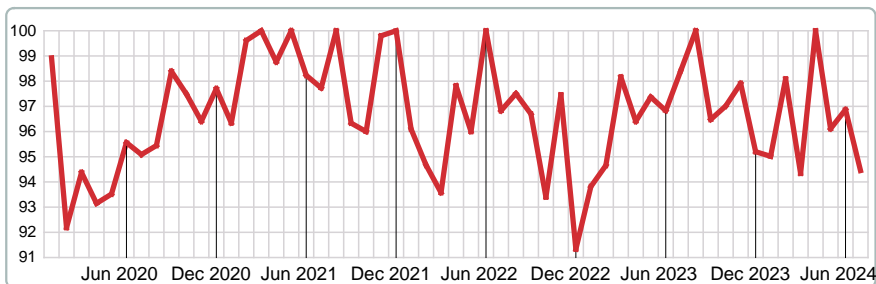
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

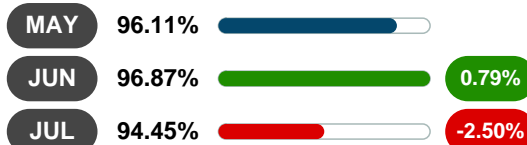


3 MONTHS

5 year JUL AVG = 96.50%

High Apr 2024 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **94.45%**
below the 5 yr JUL average of **96.50%**



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	3	10.00%	95.00%	87.59%	227.50%	0.00%	0.00%
\$100,001 - \$125,000	4	13.33%	85.14%	95.38%	77.64%	0.00%	0.00%
\$125,001 - \$150,000	3	10.00%	95.76%	0.00%	99.73%	90.68%	0.00%
\$150,001 - \$200,000	6	20.00%	94.30%	93.88%	80.69%	102.56%	0.00%
\$200,001 - \$300,000	7	23.33%	100.00%	0.00%	100.00%	0.00%	0.00%
\$300,001 - \$500,000	4	13.33%	92.09%	93.90%	90.28%	0.00%	0.00%
\$500,001 and up	3	10.00%	96.30%	0.00%	84.10%	97.46%	0.00%
Median Sold/List Ratio		94.45%		93.33%	93.59%	98.62%	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



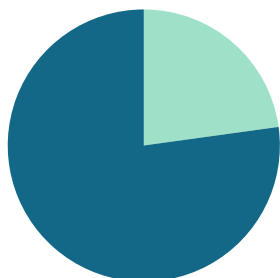
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

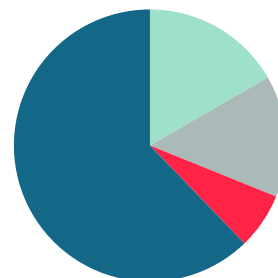


Inventory
 New Listings
34 = 22.82%
 Start Inventory
115
 Total Inventory Units
149
 Volume
\$56,746,299

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%
Median List Price	185,000	207,500	12.16%	202,500	215,000	6.17%
Median Sale Price	185,000	195,350	5.59%	192,500	203,000	5.45%
Median Percent of Selling Price to List Price	98.41%	94.45%	-4.03%	96.33%	96.28%	-0.05%
Median Days on Market to Sale	47.00	42.00	-10.64%	28.00	31.00	10.71%
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

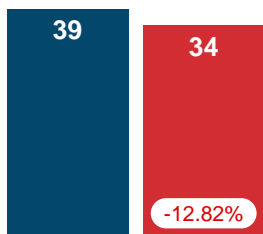
Inventory on July 31, 2024 = **112**

2023 **2024**

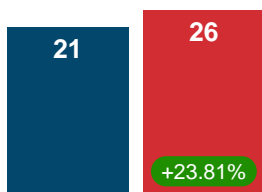
JULY MARKET

MEDIAN PRICES

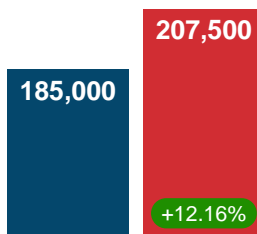
New Listings



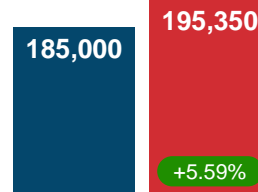
Pending Listings



List Price



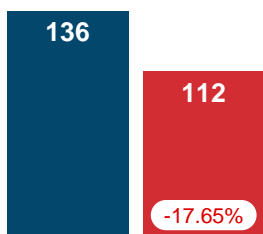
Sale Price



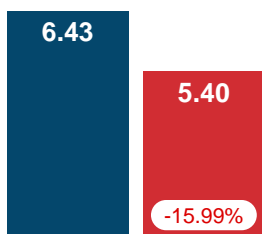
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

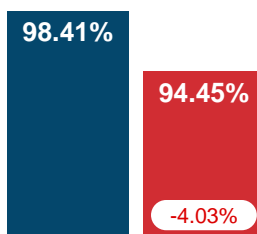
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

