

# August 2024



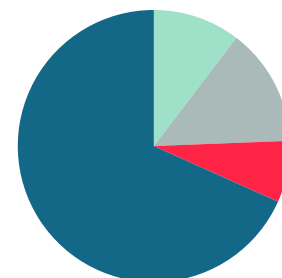
Area Delimited by County Of McIntosh - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	August 2024	+/-%
Closed Listings	22	17	-22.73%
Pending Listings	30	23	-23.33%
New Listings	47	36	-23.40%
Average List Price	342,141	217,359	-36.47%
Average Sale Price	329,000	208,047	-36.76%
Average Percent of Selling Price to List Price	98.40%	95.20%	-3.25%
Average Days on Market to Sale	61.36	59.00	-3.85%
End of Month Inventory	133	112	-15.79%
Months Supply of Inventory	6.28	5.51	-12.34%



■ Closed (10.37%)  
■ Pending (14.02%)  
■ Other OffMarket (7.32%)  
■ Active (68.29%)

**Absorption:** Last 12 months, an Average of **20** Sales/Month  
**Active Inventory** as of August 31, 2024 = **112**

### Analysis Wrap-Up

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

The total housing inventory at the end of August 2024 decreased **15.79%** to 112 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 **5.51** 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 **36.76%** in August 2024 to \$208,047 versus the previous year at \$329,000.

#### Average Days on Market Shortens

The average number of **59.00** days that homes spent on the market before selling decreased by 2.36 days or **3.85%** in August 2024 compared to last year's same month at **61.36** DOM.

#### Sales Success for August 2024 is Positive

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

There were 36 New Listings in August 2024, down **23.40%** from last year at 47. Furthermore, there were 17 Closed Listings this month versus last year at 22, a **-22.73%** decrease.

Closed versus Listed trends yielded a **47.2%** ratio, up from previous year's, August 2023, at **46.8%**, a **0.88%** upswing. This will certainly create pressure on a decreasing Month's 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

# August 2024



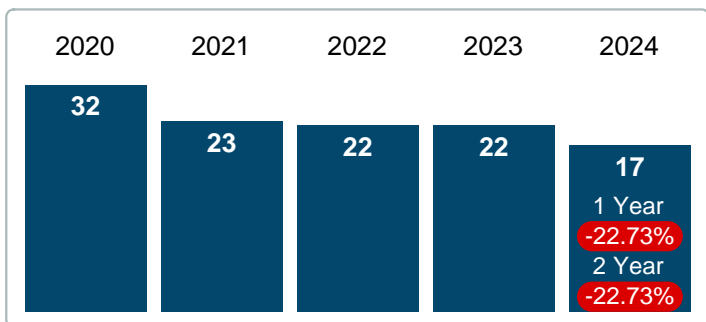
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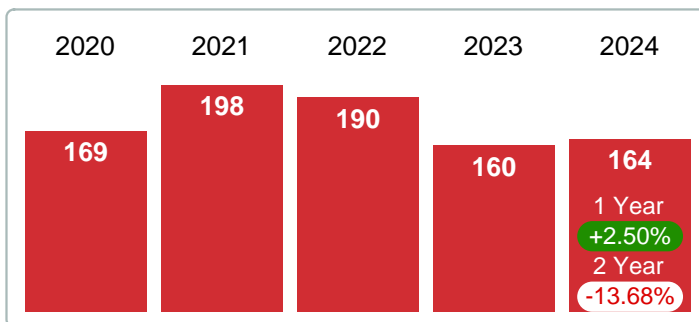
## CLOSED LISTINGS

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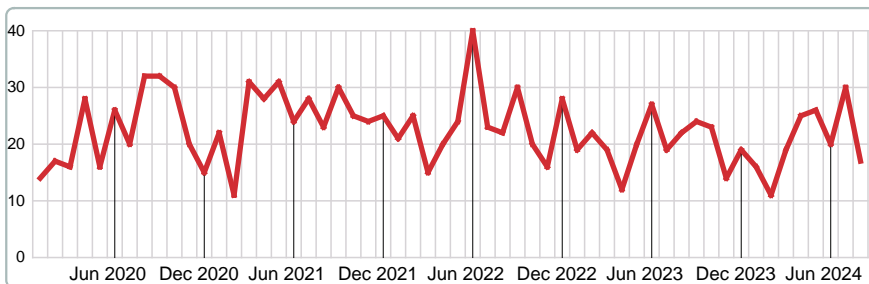
### AUGUST



### YEAR TO DATE (YTD)

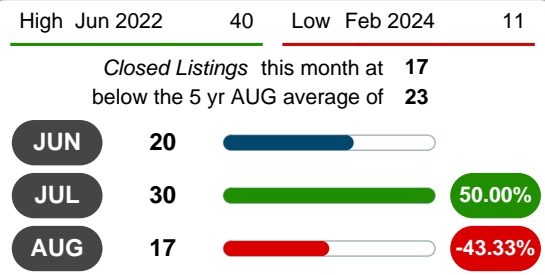


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 23



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	11.76%	72.5	1	1	0	0
\$75,001 - \$100,000	0	0.00%	0.0	0	0	0	0
\$100,001 - \$125,000	3	17.65%	38.0	2	1	0	0
\$125,001 - \$200,000	5	29.41%	35.2	0	5	0	0
\$200,001 - \$325,000	4	23.53%	50.8	0	3	1	0
\$325,001 - \$350,000	2	11.76%	47.5	0	2	0	0
\$350,001 and up	1	5.88%	270.0	0	1	0	0
<b>Total Closed Units</b>	<b>17</b>			<b>3</b>	<b>13</b>	<b>1</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>3,536,800</b>	<b>100%</b>	<b>59.0</b>	<b>268.40K</b>	<b>2.94M</b>	<b>325.00K</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$208,047</b>			<b>\$89,467</b>	<b>\$226,415</b>	<b>\$325,000</b>	<b>\$0</b>

# August 2024



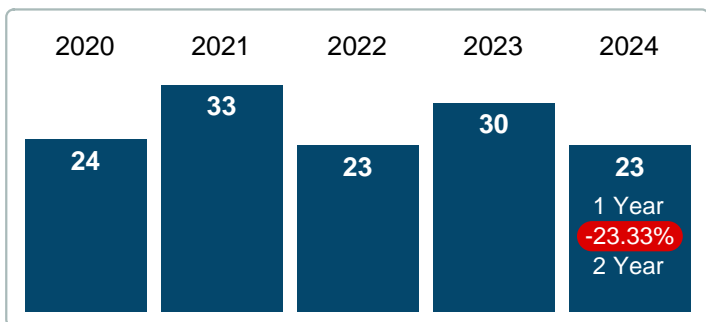
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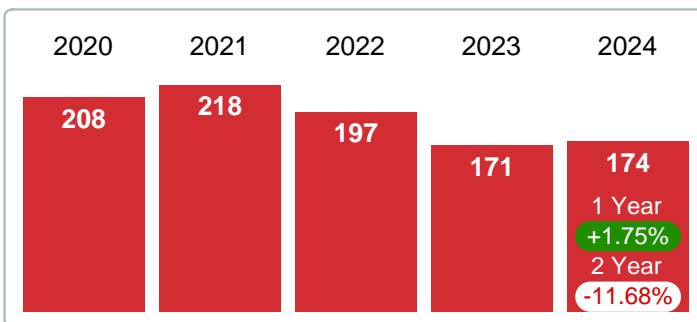
## PENDING LISTINGS

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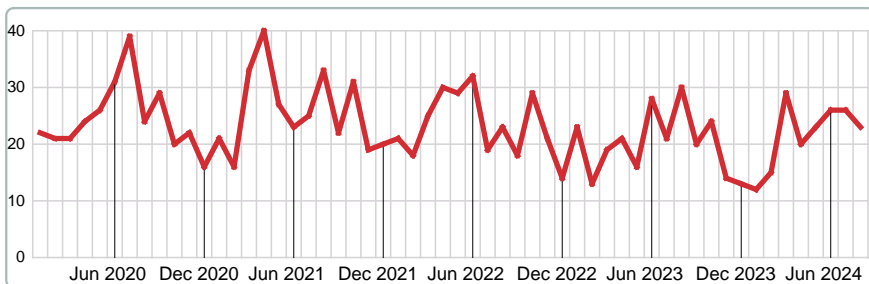
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 27

High Apr 2021 40 Low Jan 2024 12

Pending Listings this month at 23 below the 5 yr AUG average of 27

- JUN 26
- JUL 26 +0.00%
- AUG 23 -11.54%

### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	13.04%	24.7	2	1	0	0
\$75,001 - \$75,000	0	0.00%	0.0	0	0	0	0
\$75,001 - \$125,000	5	21.74%	79.4	2	3	0	0
\$125,001 - \$225,000	5	21.74%	78.4	2	3	0	0
\$225,001 - \$300,000	3	13.04%	140.7	2	1	0	0
\$300,001 - \$475,000	4	17.39%	99.0	0	1	3	0
\$475,001 and up	3	13.04%	108.0	0	2	1	0
<b>Total Pending Units</b>	<b>23</b>			<b>8</b>	<b>11</b>	<b>4</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>5,618,200</b>	<b>100%</b>	<b>144.0</b>	<b>1.18M</b>	<b>2.75M</b>	<b>1.68M</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$362,450</b>			<b>\$147,738</b>	<b>\$250,209</b>	<b>\$421,000</b>	<b>\$0</b>

# August 2024



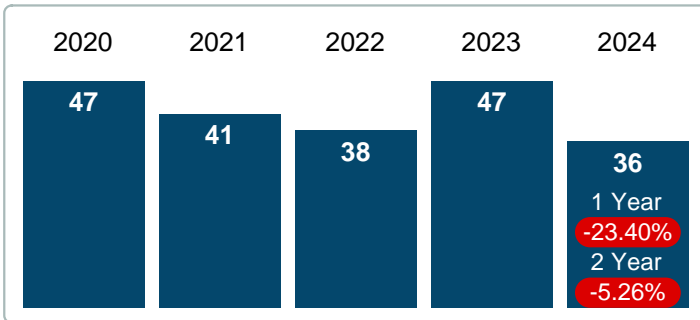
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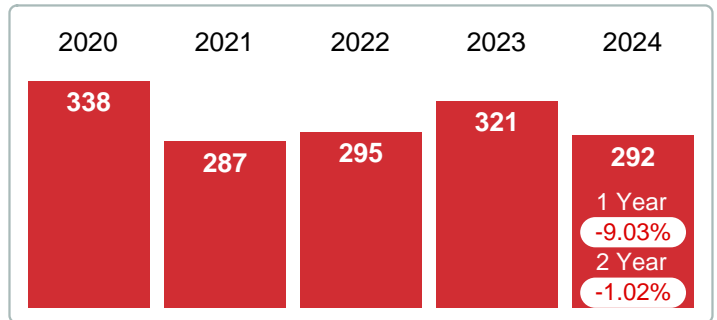
## NEW LISTINGS

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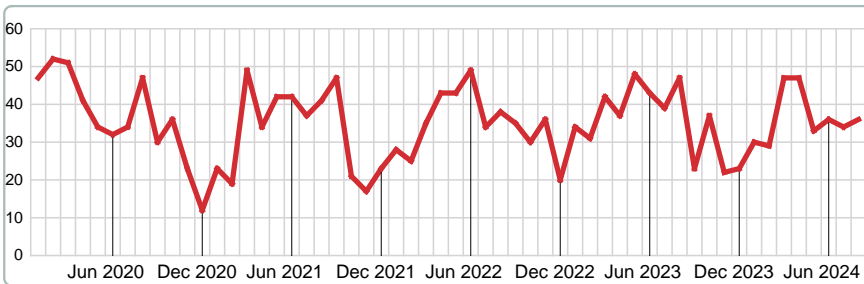
### AUGUST



### YEAR TO DATE (YTD)

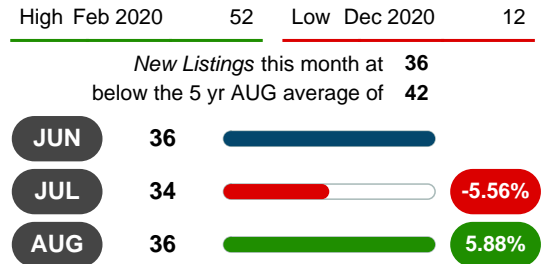


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 42



### 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	3	8.33%	2	1	0	0
\$90,001 - \$140,000	5	13.89%	4	1	0	0
\$140,001 - \$200,000	5	13.89%	1	2	2	0
\$200,001 - \$310,000	10	27.78%	1	6	3	0
\$310,001 - \$430,000	5	13.89%	0	4	1	0
\$430,001 - \$490,000	3	8.33%	0	2	1	0
\$490,001 and up	5	13.89%	0	3	2	0
<b>Total New Listed Units</b>	<b>36</b>		<b>8</b>	<b>19</b>	<b>9</b>	<b>0</b>
<b>Total New Listed Volume</b>	<b>10,026,200</b>	<b>100%</b>	<b>904.90K</b>	<b>5.98M</b>	<b>3.14M</b>	<b>0.00B</b>
<b>Average New Listed Listing Price</b>	<b>\$75,000</b>		<b>\$113,113</b>	<b>\$314,726</b>	<b>\$349,056</b>	<b>\$0</b>

# August 2024



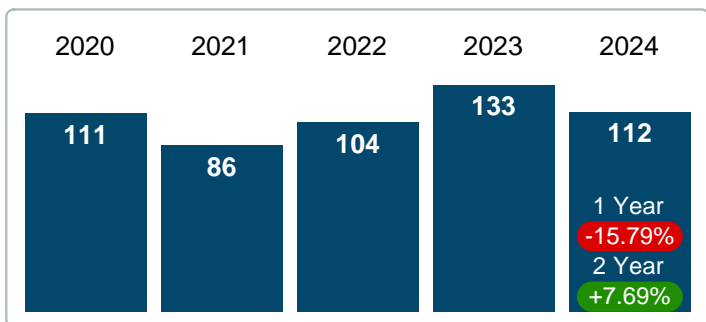
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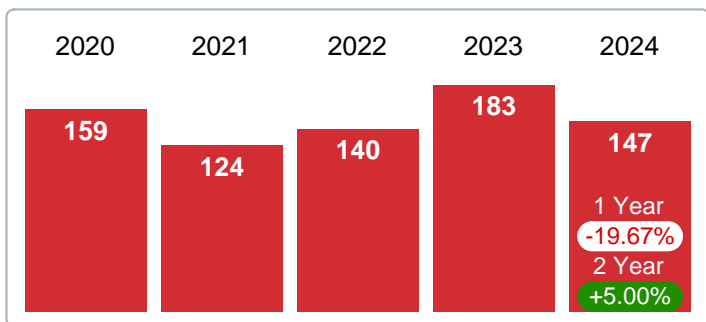
## ACTIVE INVENTORY

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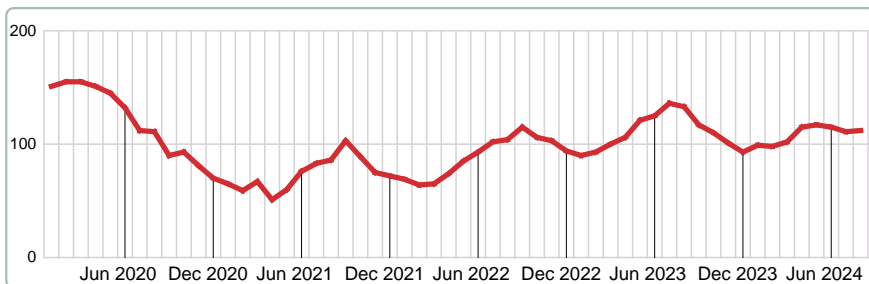
### END OF AUGUST



### ACTIVE DURING AUGUST

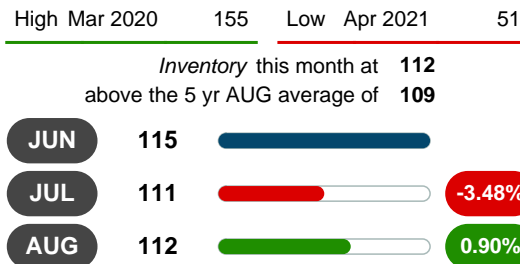


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG 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	9	8.04%	55.9	8	1	0	0
\$125,001 - \$175,000	14	12.50%	68.6	8	5	1	0
\$175,001 - \$225,000	13	11.61%	76.5	4	6	2	1
\$225,001 - \$375,000	35	31.25%	85.1	6	22	7	0
\$375,001 - \$475,000	13	11.61%	58.3	1	8	4	0
\$475,001 - \$675,000	15	13.39%	102.5	1	9	4	1
\$675,001 and up	13	11.61%	121.0	1	3	5	4
<b>Total Active Inventory by Units</b>	<b>112</b>			<b>29</b>	<b>54</b>	<b>23</b>	<b>6</b>
<b>Total Active Inventory by Volume</b>	<b>45,186,699</b>	<b>100%</b>	<b>83.1</b>	<b>6.33M</b>	<b>20.94M</b>	<b>13.02M</b>	<b>4.90M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$403,453</b>			<b>\$218,369</b>	<b>\$387,709</b>	<b>\$565,948</b>	<b>\$816,817</b>

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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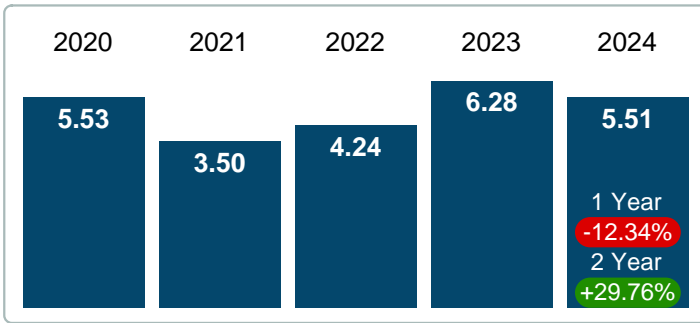
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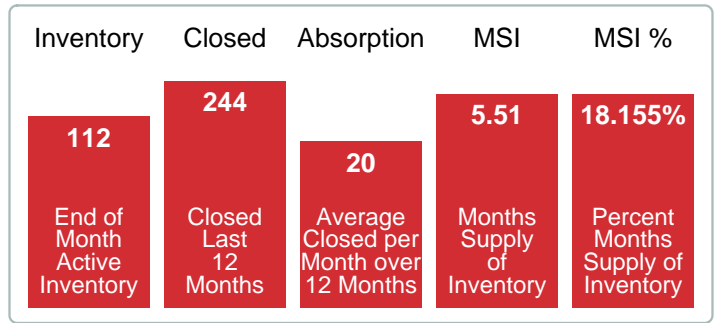
## MONTHS SUPPLY of INVENTORY (MSI)

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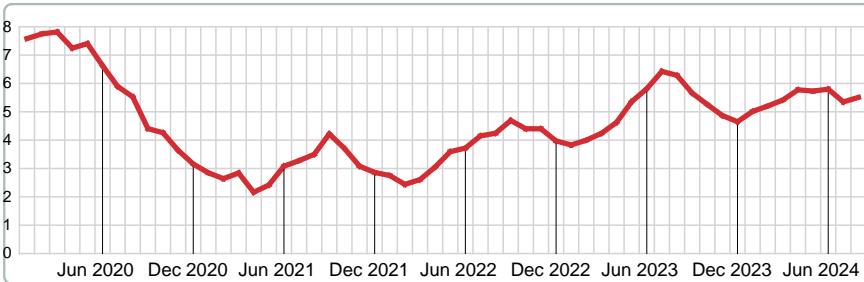
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2024



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 5.01

High Mar 2020 7.82 Low Apr 2021 2.16

Months Supply this month at 5.51 above the 5 yr AUG average of 5.01



### 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	9	8.04%	2.08	3.10	0.60	0.00	0.00
\$125,001 - \$175,000	14	12.50%	3.17	4.80	2.31	2.00	0.00
\$175,001 - \$225,000	13	11.61%	4.00	4.80	2.77	12.00	12.00
\$225,001 - \$375,000	35	31.25%	7.24	18.00	5.74	12.00	0.00
\$375,001 - \$475,000	13	11.61%	10.40	3.00	19.20	9.60	0.00
\$475,001 - \$675,000	15	13.39%	10.00	0.00	12.00	6.00	12.00
\$675,001 and up	13	11.61%	17.33	0.00	9.00	12.00	0.00
Market Supply of Inventory (MSI)			5.51	5.04	4.76	8.12	14.40
Total Active Inventory by Units		100%	5.51	29	54	23	6

# August 2024



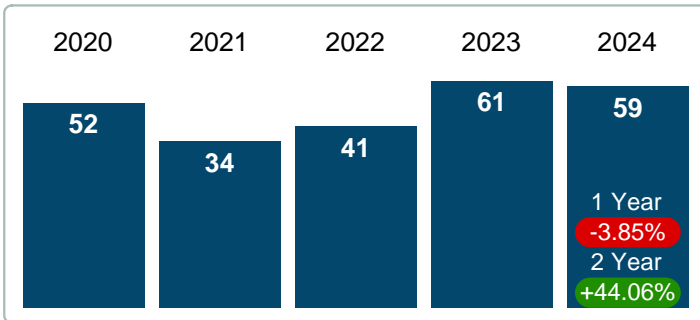
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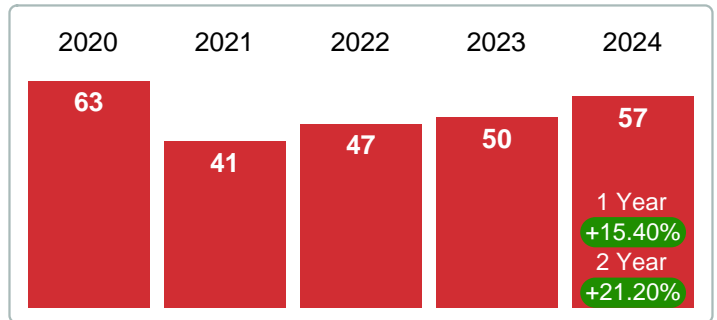
## AVERAGE DAYS ON MARKET TO SALE

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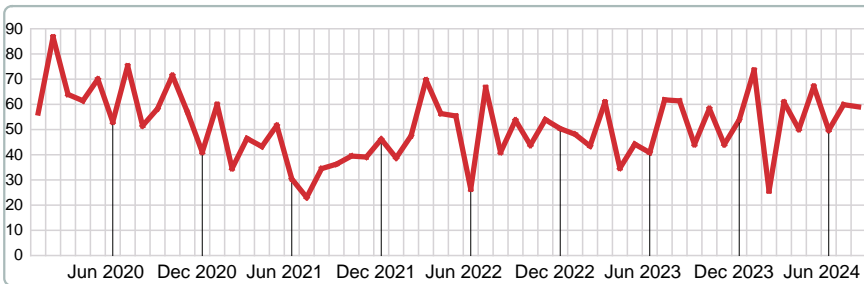
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 49

High Feb 2020 87 Low Jul 2021 23

Average Days on Market to Sale this month at 59 above the 5 yr AUG average of 49



### 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
\$75,000 and less	11.76%	73	144	1	0	0
\$75,001 - \$100,000	0.00%	0	0	0	0	0
\$100,001 - \$125,000	17.65%	38	22	70	0	0
\$125,001 - \$200,000	29.41%	35	0	35	0	0
\$200,001 - \$325,000	23.53%	51	0	66	6	0
\$325,001 - \$350,000	11.76%	48	0	48	0	0
\$350,001 and up	5.88%	270	0	270	0	0
<b>Average Closed DOM</b>		<b>59</b>	<b>63</b>	<b>62</b>	<b>6</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>59</b>	<b>3</b>	<b>13</b>	<b>1</b>	<b></b>
<b>Total Closed Volume</b>		<b>3,536,800</b>	<b>268.40K</b>	<b>2.94M</b>	<b>325.00K</b>	<b>0.00B</b>

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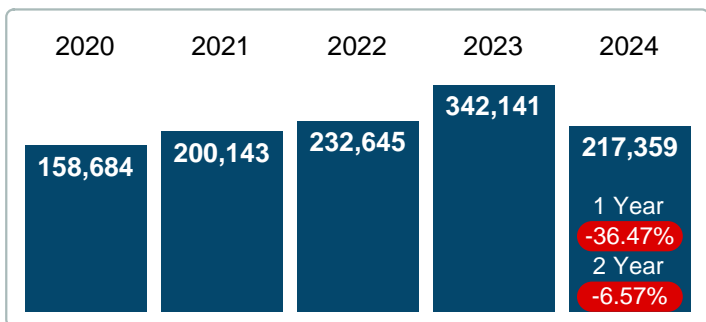
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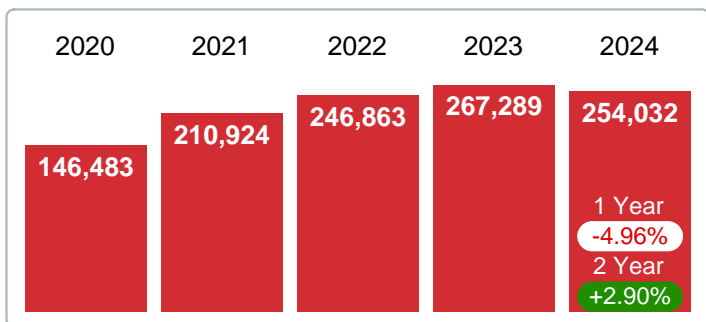
## AVERAGE LIST PRICE AT CLOSING

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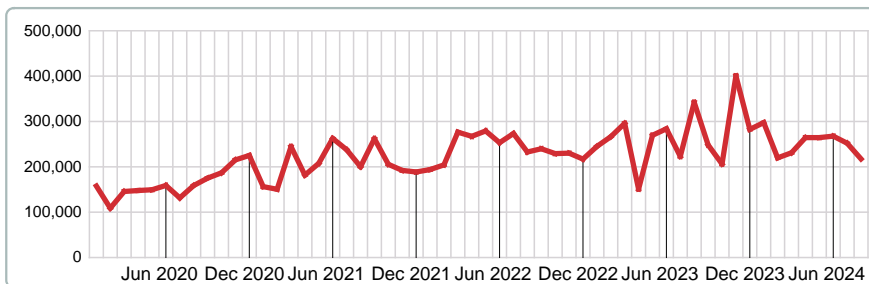
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

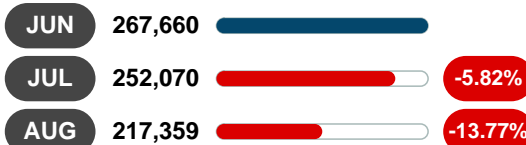


### 3 MONTHS

5 year AUG AVG = 230,195

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

Average List Price at Closing this month at **217,359**  
below the 5 yr AUG average of **230,195**



### 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
\$75,000 and less	11.76%	62,000	49,000	75,000	0	0
\$75,001 - \$100,000	0.00%	0	0	0	0	0
\$100,001 - \$125,000	11.76%	124,450	124,450	129,000	0	0
\$125,001 - \$200,000	35.29%	149,500	0	153,600	0	0
\$200,001 - \$325,000	23.53%	269,700	0	259,767	299,500	0
\$325,001 - \$350,000	5.88%	344,000	0	348,250	0	0
\$350,001 and up	11.76%	501,200	0	649,900	0	0
<b>Average List Price</b>		<b>217,359</b>	<b>99,300</b>	<b>238,285</b>	<b>299,500</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>217,359</b>	<b>3</b>	<b>13</b>	<b>1</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>3,695,100</b>	<b>297.90K</b>	<b>3.10M</b>	<b>299.50K</b>	<b>0.00B</b>



# August 2024



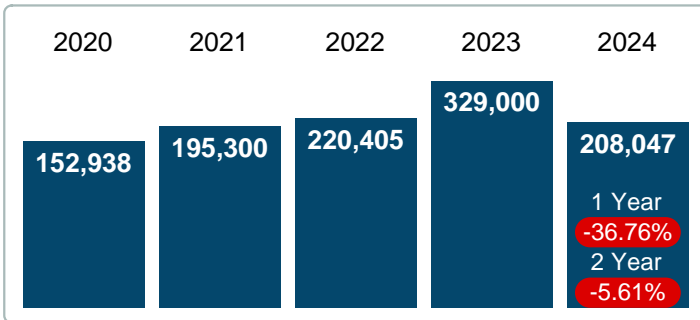
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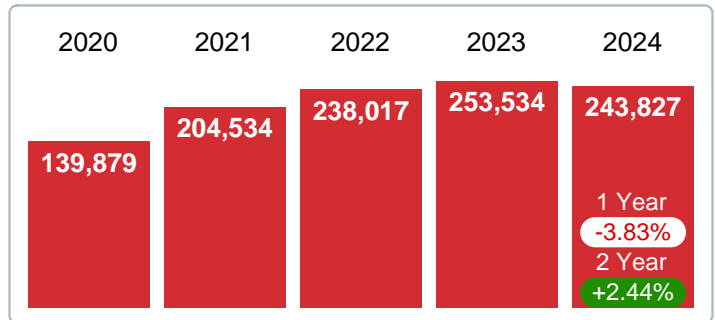
## AVERAGE SOLD PRICE AT CLOSING

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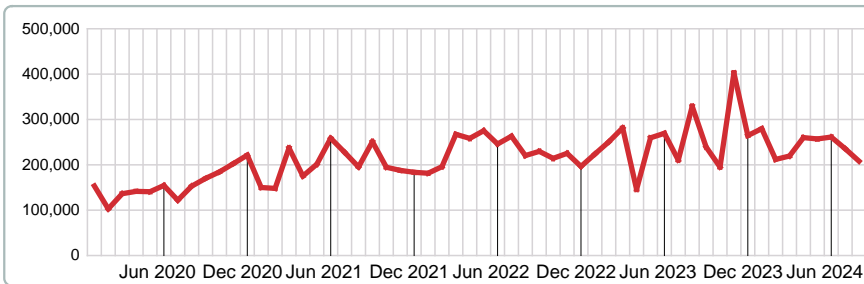
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

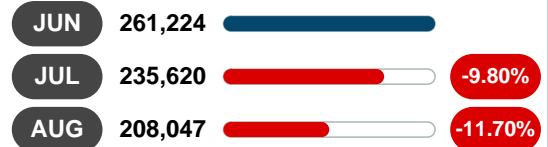


### 3 MONTHS

5 year AUG AVG = 221,138

High Nov 2023 402,700 Low Feb 2020 102,882

Average Sold Price at Closing this month at **208,047**  
below the 5 yr AUG average of **221,138**



## 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
\$75,000 and less	11.76%	56,250	37,500	75,000	0	0
\$75,001 - \$100,000	0.00%	0	0	0	0	0
\$100,001 - \$125,000	17.65%	115,600	115,450	115,900	0	0
\$125,001 - \$200,000	29.41%	150,700	0	150,700	0	0
\$200,001 - \$325,000	23.53%	262,500	0	241,667	325,000	0
\$325,001 - \$350,000	11.76%	347,000	0	347,000	0	0
\$350,001 and up	5.88%	580,000	0	580,000	0	0
<b>Average Sold Price</b>		<b>208,047</b>	<b>89,467</b>	<b>226,415</b>	<b>325,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>208,047</b>	<b>3</b>	<b>13</b>	<b>1</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>3,536,800</b>	<b>268.40K</b>	<b>2.94M</b>	<b>325.00K</b>	<b>0.00B</b>

# August 2024



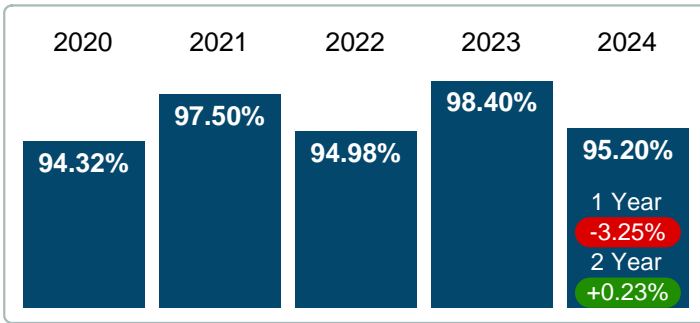
Area Delimited by County Of McIntosh - Residential Property Type



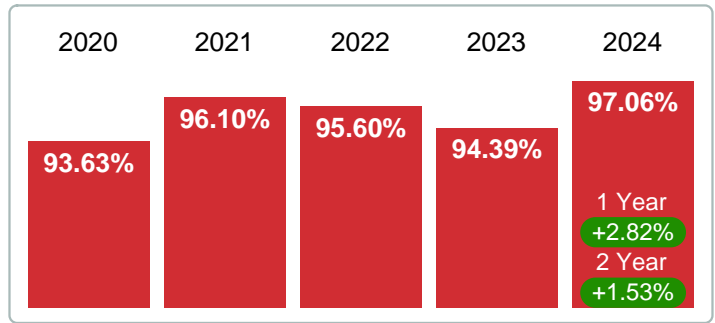
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

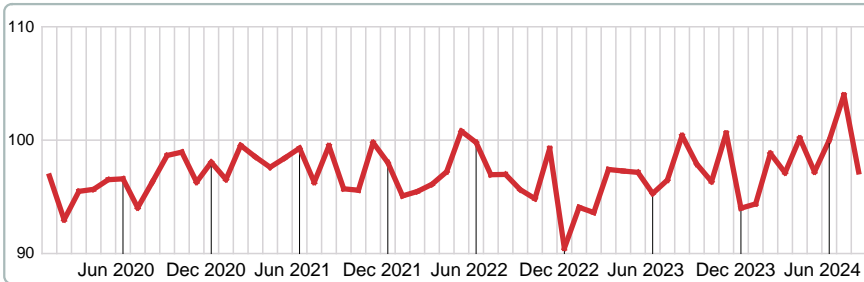
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

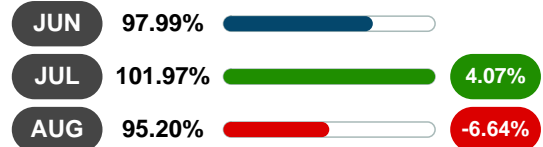


### 3 MONTHS

5 year AUG AVG = 96.08%

High Jul 2024 101.97% Low Dec 2022 88.47%

Average Sold/List Ratio this month at **95.20%**  
below the 5 yr AUG average of **96.08%**



### 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
\$75,000 and less	2	11.76%	88.27%	76.53%	100.00%	0.00%	0.00%
\$75,001 - \$100,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$100,001 - \$125,000	3	17.65%	91.78%	92.74%	89.84%	0.00%	0.00%
\$125,001 - \$200,000	5	29.41%	98.15%	0.00%	98.15%	0.00%	0.00%
\$200,001 - \$325,000	4	23.53%	96.81%	0.00%	92.91%	108.51%	0.00%
\$325,001 - \$350,000	2	11.76%	99.65%	0.00%	99.65%	0.00%	0.00%
\$350,001 and up	1	5.88%	89.24%	0.00%	89.24%	0.00%	0.00%
Average Sold/List Ratio		95.20%		87.34%	95.99%	108.51%	0.00%
Total Closed Units		17	100%	3	13	1	
Total Closed Volume		3,536,800		268.40K	2.94M	325.00K	0.00B

# August 2024



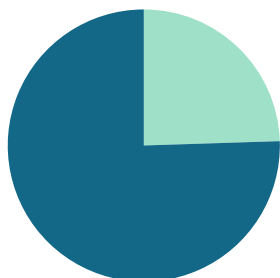
Area Delimited by County Of McIntosh - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

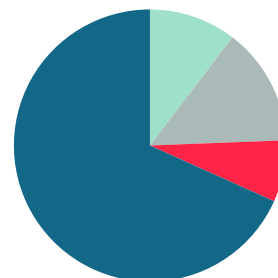


**Inventory**  
 New Listings  
**36 = 24.49%**  
 Start Inventory  
**111**  
 Total Inventory Units  
**147**  
 Volume  
**\$55,077,200**

### Market Activity

Closed Sales  
**17 = 10.37%**  
 Pending Sales  
**23 = 14.02%**  
 Other Off Market  
**12 = 7.32%**  
 Active Inventory  
**112 = 68.29%**

### MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	22	17	-22.73%	160	164	2.50%
Pending Sales	30	23	-23.33%	171	174	1.75%
New Listings	47	36	-23.40%	321	292	-9.03%
Average List Price	342,141	217,359	-36.47%	267,289	254,032	-4.96%
Average Sale Price	329,000	208,047	-36.76%	253,534	243,827	-3.83%
Average Percent of Selling Price to List Price	98.40%	95.20%	-3.25%	94.39%	97.06%	2.82%
Average Days on Market to Sale	61.36	59.00	-3.85%	49.71	57.37	15.40%
Monthly Inventory	133	112	-15.79%	133	112	-15.79%
Months Supply of Inventory	6.28	5.51	-12.34%	6.28	5.51	-12.34%

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

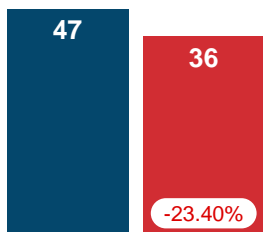
**Inventory** on August 31, 2024 = **112**

**2023** **2024**

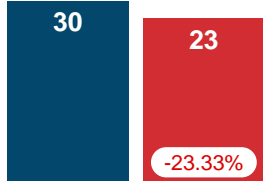
### AUGUST MARKET

### AVERAGE PRICES

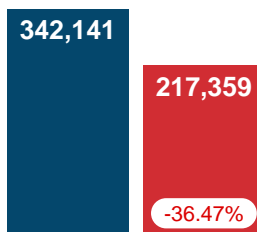
#### New Listings



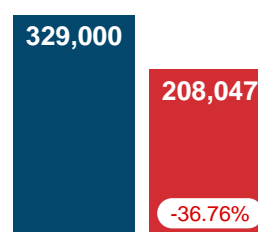
#### Pending Listings



#### List Price



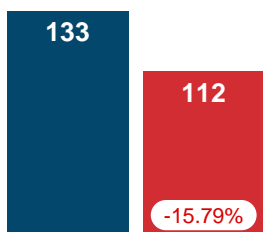
#### Sale Price



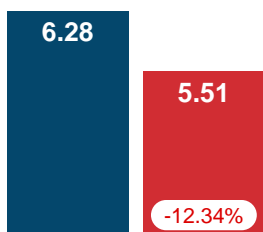
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

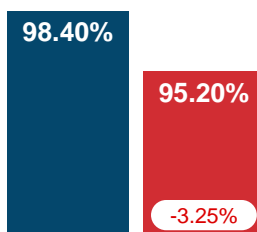
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

