

# August 2024



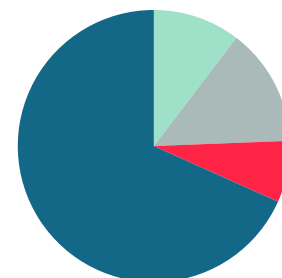
Area Delimited by County Of McIntosh - Residential Property Type



## 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%
Median List Price	274,250	159,000	-42.02%
Median Sale Price	257,500	157,500	-38.83%
Median Percent of Selling Price to List Price	100.00%	95.45%	-4.55%
Median Days on Market to Sale	52.50	43.00	-18.10%
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.

#### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **38.83%** in August 2024 to \$157,500 versus the previous year at \$257,500.

#### Median Days on Market Shortens

The median number of **43.00** days that homes spent on the market before selling decreased by 9.50 days or **18.10%** in August 2024 compared to last year's same month at **52.50** DOM.

#### Sales Success for August 2024 is Positive

Overall, with Median 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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

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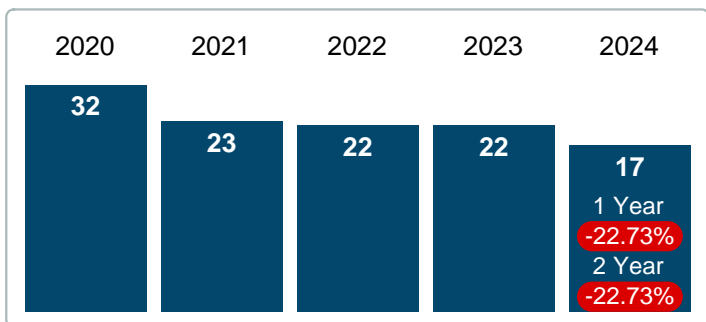
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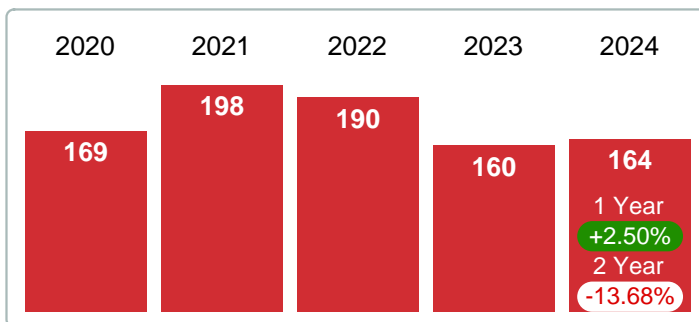
## CLOSED LISTINGS

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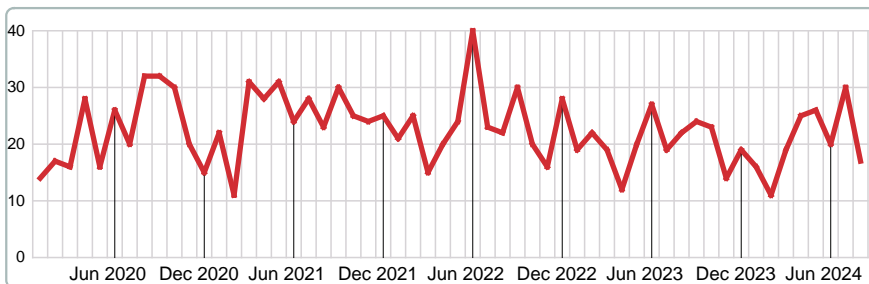
### AUGUST



### YEAR TO DATE (YTD)

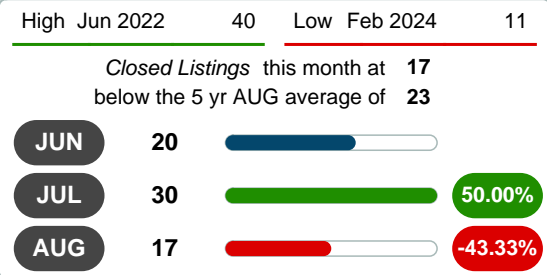


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 23



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	72.5	0	0	0	0
\$100,001 - \$125,000	3	17.65%	30.0	2	1	0	0
\$125,001 - \$200,000	5	29.41%	24.0	0	5	0	0
\$200,001 - \$325,000	4	23.53%	31.0	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>43.0</b>	<b>268.40K</b>	<b>2.94M</b>	<b>325.00K</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$157,500</b>			<b>\$106,000</b>	<b>\$170,000</b>	<b>\$325,000</b>	<b>\$0</b>

# August 2024



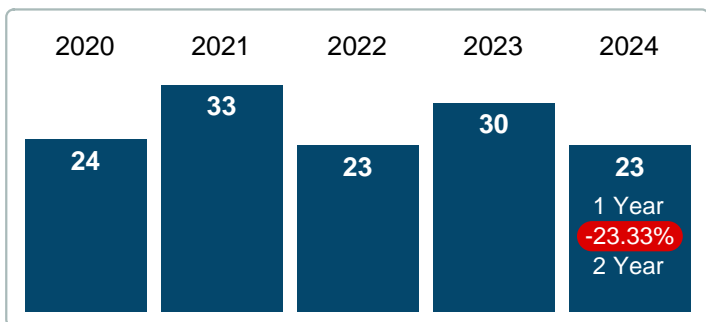
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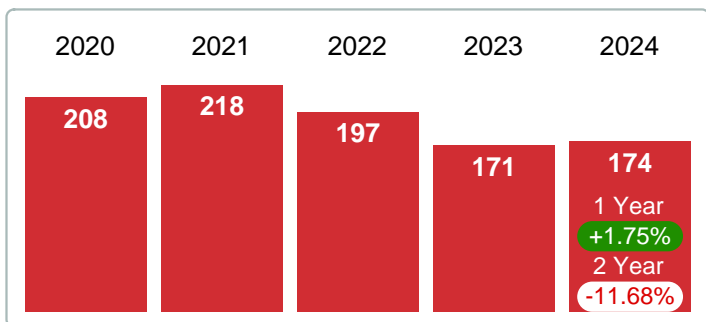
## PENDING LISTINGS

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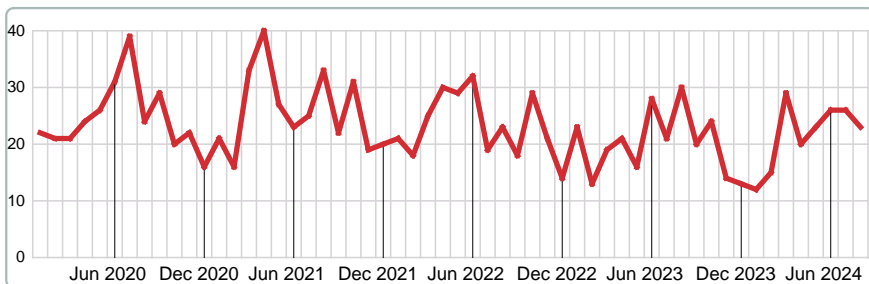
### AUGUST



### YEAR TO DATE (YTD)

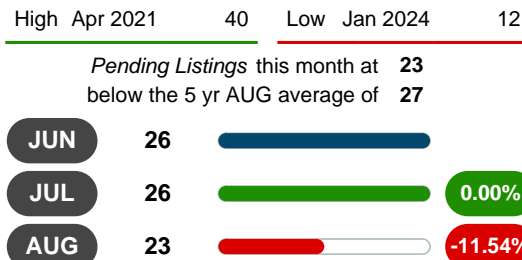


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 27



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	13.04%	7.0	2	1	0	0
\$75,001 - \$75,000	0	0.00%	7.0	0	0	0	0
\$75,001 - \$125,000	5	21.74%	22.0	2	3	0	0
\$125,001 - \$225,000	5	21.74%	105.0	2	3	0	0
\$225,001 - \$300,000	3	13.04%	123.0	2	1	0	0
\$300,001 - \$475,000	4	17.39%	105.0	0	1	3	0
\$475,001 and up	3	13.04%	28.0	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>66.0</b>	<b>1.18M</b>	<b>2.75M</b>	<b>1.68M</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$189,000</b>			<b>\$141,500</b>	<b>\$132,500</b>	<b>\$437,500</b>	<b>\$0</b>

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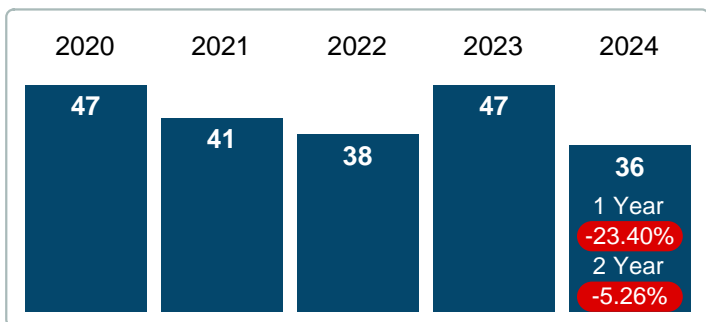
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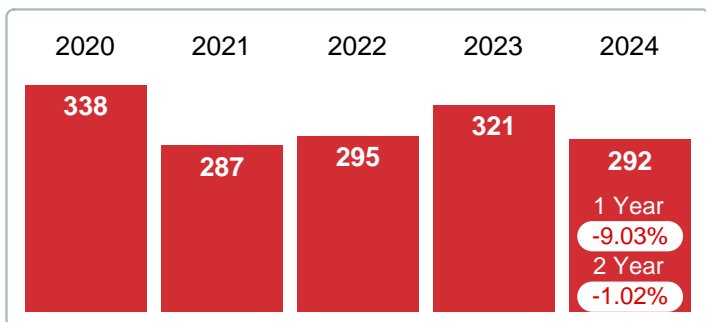
## NEW LISTINGS

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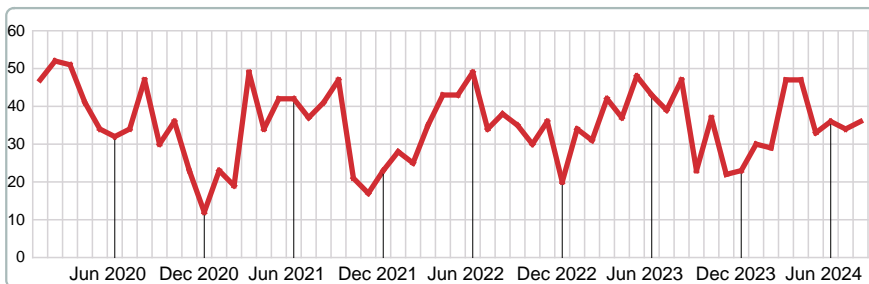
### AUGUST



### YEAR TO DATE (YTD)

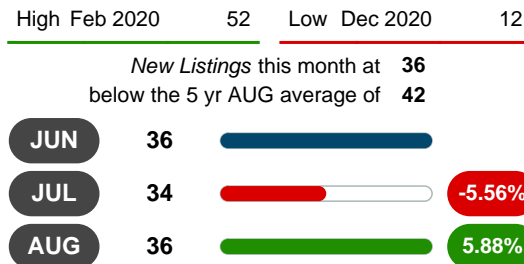


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
\$75,000 and less	3	8.33%	2	1	0	0
\$75,001 - \$125,000	4	11.11%	4	0	0	0
\$125,001 - \$200,000	6	16.67%	1	3	2	0
\$200,001 - \$300,000	7	19.44%	1	5	1	0
\$300,001 - \$425,000	7	19.44%	0	5	2	0
\$425,001 - \$475,000	4	11.11%	0	2	2	0
\$475,001 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>Median New Listed Listing Price</b>	<b>\$239,450</b>		<b>\$102,500</b>	<b>\$310,000</b>	<b>\$310,000</b>	<b>\$0</b>

# August 2024



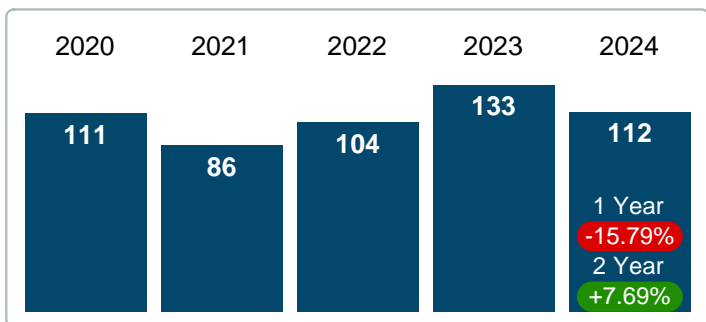
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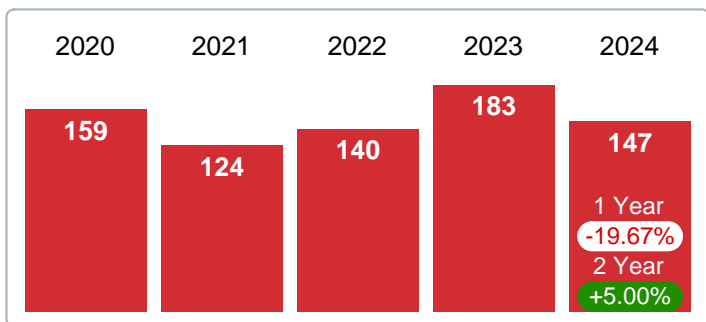
## ACTIVE INVENTORY

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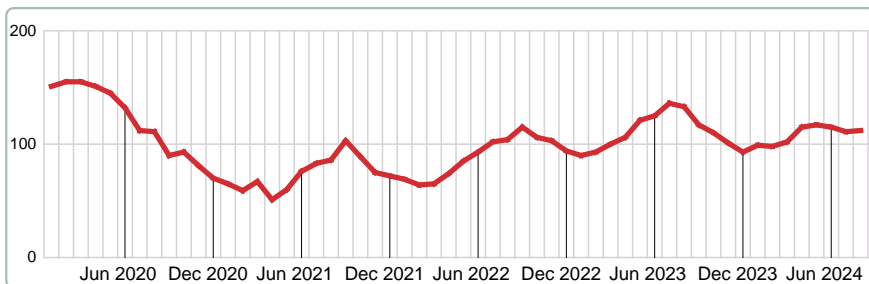
### END OF AUGUST



### ACTIVE DURING AUGUST

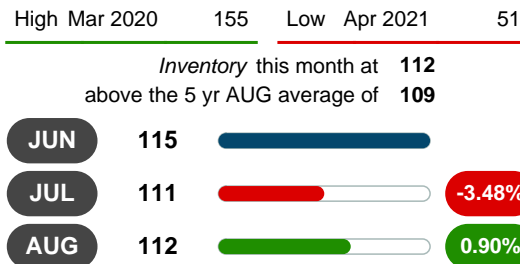


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 109



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9	8.04%	17.0	8	1	0	0
\$125,001 - \$175,000	14	12.50%	53.5	8	5	1	0
\$175,001 - \$225,000	13	11.61%	50.0	4	6	2	1
\$225,001 - \$375,000	35	31.25%	95.0	6	22	7	0
\$375,001 - \$475,000	13	11.61%	37.0	1	8	4	0
\$475,001 - \$675,000	15	13.39%	74.0	1	9	4	1
\$675,001 and up	13	11.61%	144.0	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>65.5</b>	<b>6.33M</b>	<b>20.94M</b>	<b>13.02M</b>	<b>4.90M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$312,500</b>			<b>\$164,000</b>	<b>\$315,450</b>	<b>\$430,000</b>	<b>\$832,450</b>

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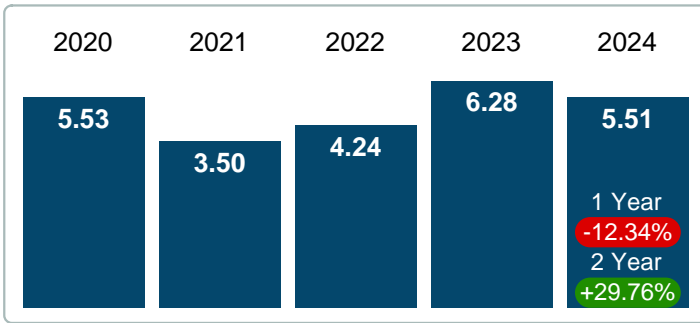
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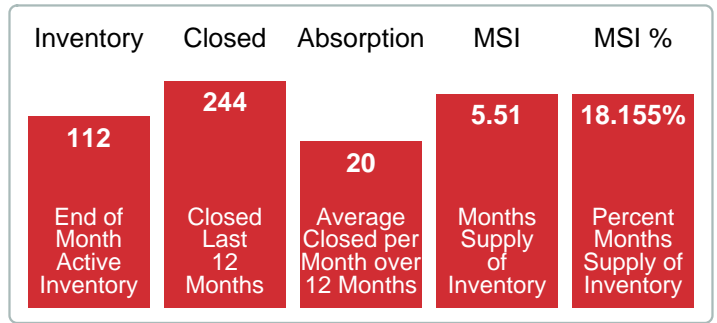
## MONTHS SUPPLY of INVENTORY (MSI)

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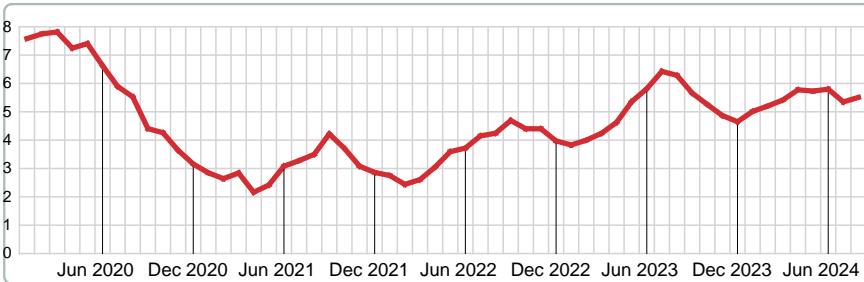
### MSI FOR AUGUST



### 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



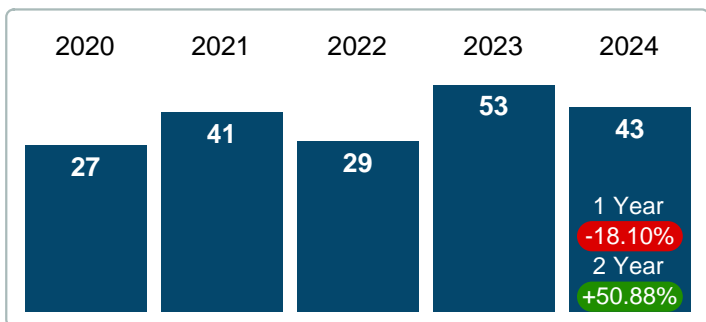
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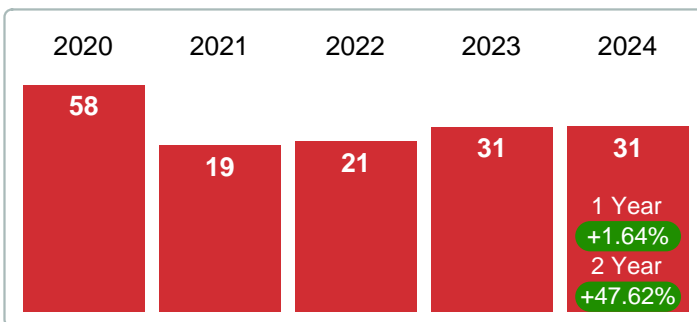
## MEDIAN DAYS ON MARKET TO SALE

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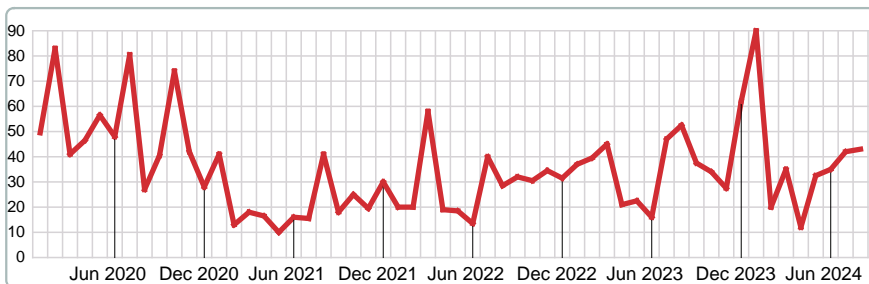
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

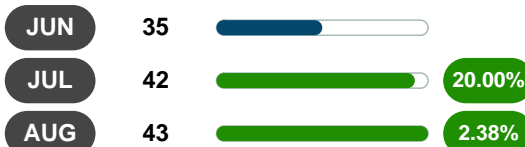


### 3 MONTHS

5 year AUG AVG = 38

High Jan 2024 90 Low May 2021 10

Median Days on Market to Sale this month at 43 above the 5 yr AUG average of 38



### 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
\$75,000 and less	2	11.76%	73	144	1	0	0
\$75,001 - \$100,000	0	0.00%	73	0	0	0	0
\$100,001 - \$125,000	3	17.65%	30	22	70	0	0
\$125,001 - \$200,000	5	29.41%	24	0	24	0	0
\$200,001 - \$325,000	4	23.53%	31	0	43	6	0
\$325,001 - \$350,000	2	11.76%	48	0	48	0	0
\$350,001 and up	1	5.88%	270	0	270	0	0
Median Closed DOM			43	30	45	6	0
Total Closed Units		100%	43.0	3	13	1	
Total Closed Volume			3,536,800	268.40K	2.94M	325.00K	0.00B

# August 2024



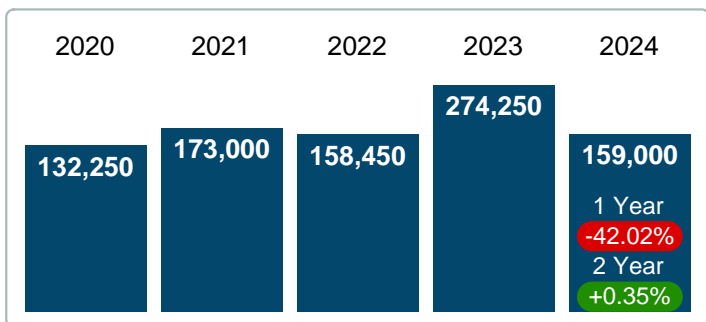
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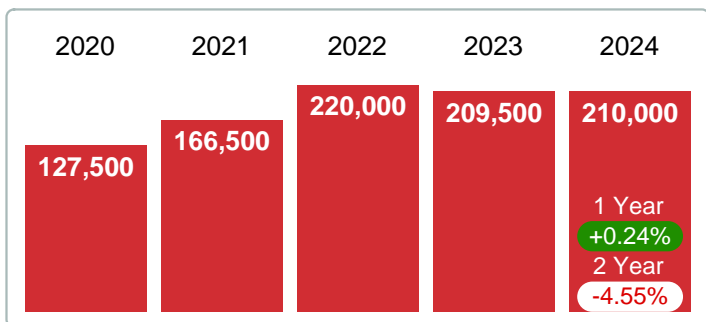
## MEDIAN LIST PRICE AT CLOSING

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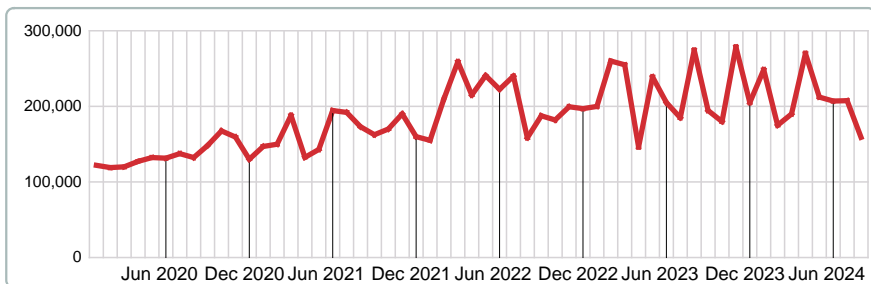
### AUGUST



### YEAR TO DATE (YTD)

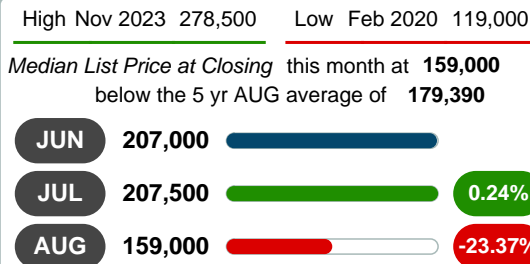


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 179,390



### 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
\$75,000 and less	2	11.76%	62,000	49,000	75,000	0	0
\$75,001 - \$100,000	0	0.00%	62,000	0	0	0	0
\$100,001 - \$125,000	2	11.76%	124,450	124,450	0	0	0
\$125,001 - \$200,000	6	35.29%	149,500	0	149,500	0	0
\$200,001 - \$325,000	4	23.53%	274,700	0	249,900	299,500	0
\$325,001 - \$350,000	1	5.88%	344,000	0	344,000	0	0
\$350,001 and up	2	11.76%	501,200	0	501,200	0	0
Median List Price			159,000	124,000	165,000	299,500	0
Total Closed Units		100%	159,000	3	13	1	
Total Closed Volume			3,695,100	297.90K	3.10M	299.50K	0.00B



# August 2024



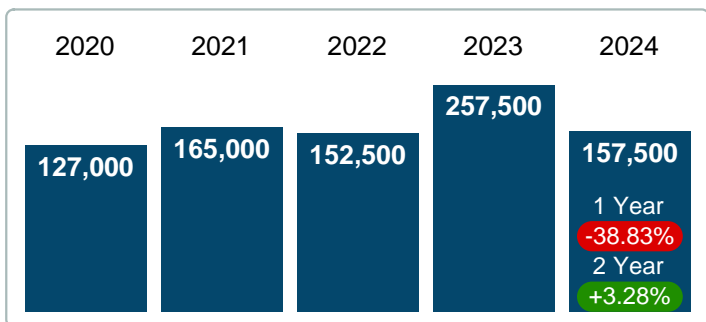
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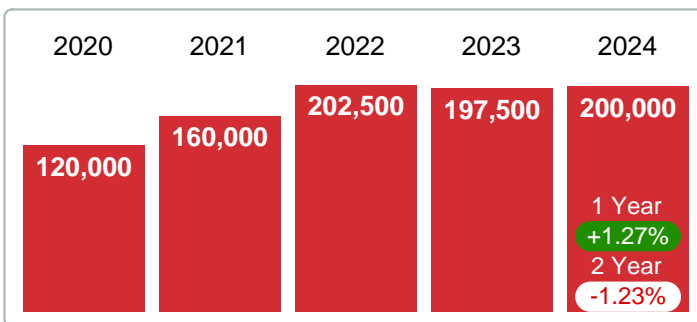
## MEDIAN SOLD PRICE AT CLOSING

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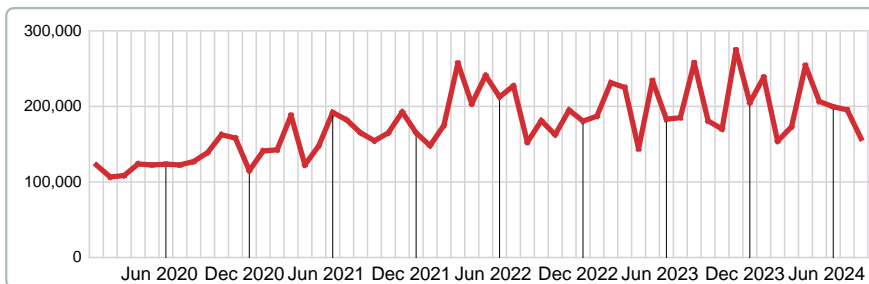
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

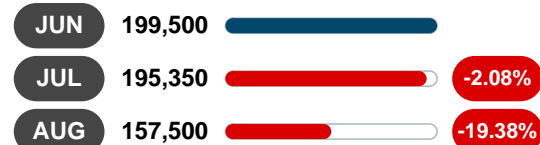


### 3 MONTHS

5 year AUG AVG = 171,900

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

Median Sold Price at Closing this month at 157,500 below the 5 yr AUG average of 171,900



### 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
\$75,000 and less	11.76%	56,250	37,500	75,000	0	0
\$75,001 - \$100,000	0.00%	56,250	0	0	0	0
\$100,001 - \$125,000	17.65%	115,900	115,450	115,900	0	0
\$125,001 - \$200,000	29.41%	146,000	0	146,000	0	0
\$200,001 - \$325,000	23.53%	260,000	0	240,000	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
Median Sold Price		157,500	106,000	170,000	325,000	0
Total Closed Units	100%	17	3	13	1	
Total Closed Volume		3,536,800	268.40K	2.94M	325.00K	0.00B

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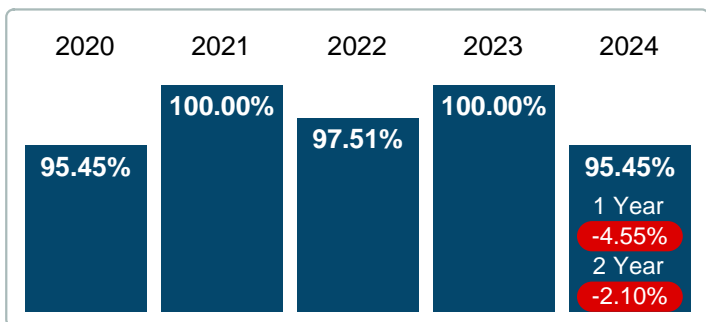
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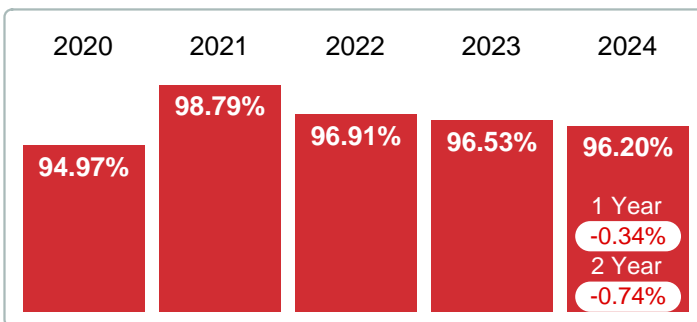
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

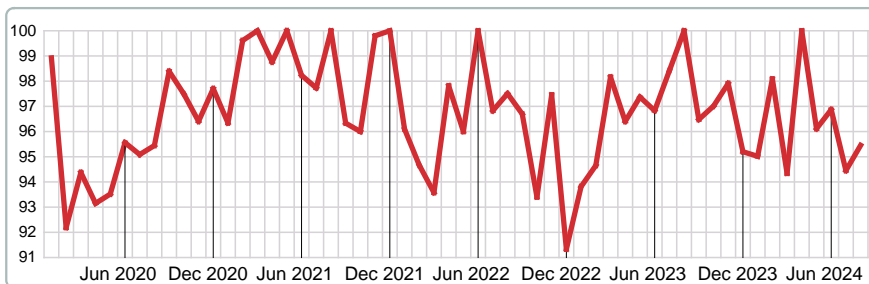
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

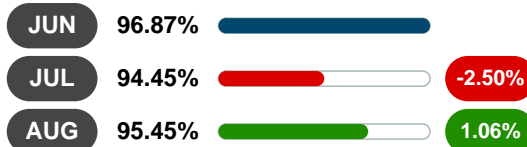


### 3 MONTHS

5 year AUG AVG = 97.68%

High Apr 2024 100.00% Low Dec 2022 91.33%

Median Sold/List Ratio this month at **95.45%**  
below the 5 yr AUG average of **97.68%**



### 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
\$75,000 and less	2	11.76%	88.27%	76.53%	100.00%	0.00%	0.00%
\$75,001 - \$100,000	0	0.00%	88.27%	0.00%	0.00%	0.00%	0.00%
\$100,001 - \$125,000	3	17.65%	89.84%	92.74%	89.84%	0.00%	0.00%
\$125,001 - \$200,000	5	29.41%	95.45%	0.00%	95.45%	0.00%	0.00%
\$200,001 - \$325,000	4	23.53%	94.70%	0.00%	93.36%	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%
Median Sold/List Ratio		95.45%		85.48%	95.45%	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



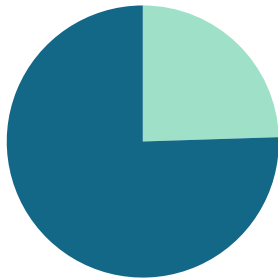
Area Delimited by County Of McIntosh - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

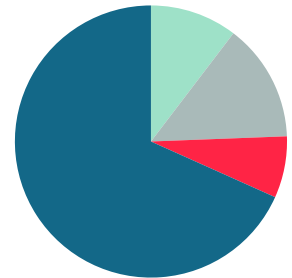


**Inventory**  
 New Listings  
**36 = 24.49%**  
 Start Inventory  
**111**  
 Total Inventory Units  
**147**  
 Volume  
**\$55,077,200**

### 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%
Median List Price	274,250	159,000	-42.02%	209,500	210,000	0.24%
Median Sale Price	257,500	157,500	-38.83%	197,500	200,000	1.27%
Median Percent of Selling Price to List Price	100.00%	95.45%	-4.55%	96.53%	96.20%	-0.34%
Median Days on Market to Sale	52.50	43.00	-18.10%	30.50	31.00	1.64%
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

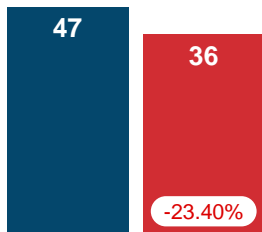
**Inventory** on August 31, 2024 = **112**

**2023** **2024**

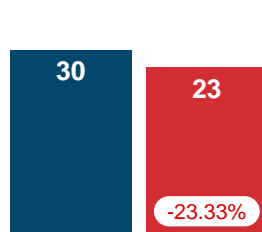
### AUGUST MARKET

### MEDIAN PRICES

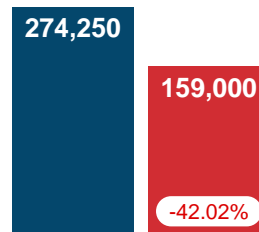
#### New Listings



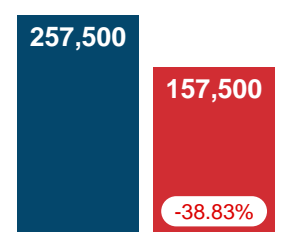
#### Pending Listings



#### List Price



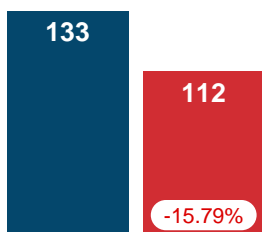
#### Sale Price



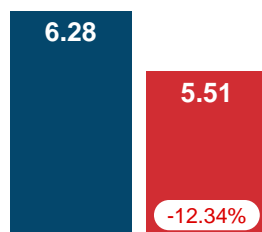
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

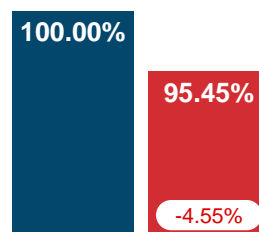
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

