



September 2024

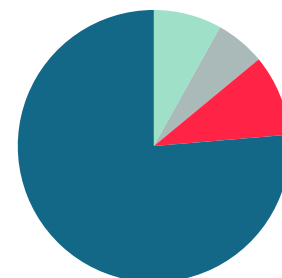
Area Delimited by County Of McIntosh



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2023	2024	+/-%
Closed Listings	34	41	20.59%
Pending Listings	30	30	0.00%
New Listings	57	93	63.16%
Average List Price	197,129	226,780	15.04%
Average Sale Price	188,610	208,647	10.62%
Average Percent of Selling Price to List Price	94.77%	92.78%	-2.09%
Average Days on Market to Sale	82.56	54.10	-34.47%
End of Month Inventory	327	387	18.35%
Months Supply of Inventory	11.18	11.35	1.57%



■ Closed (8.09%)
■ Pending (5.92%)
■ Other OffMarket (9.66%)
■ Active (76.33%)

Absorption: Last 12 months, an Average of **34** Sales/Month
Active Inventory as of September 30, 2024 = **387**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2024 rose **18.35%** to 387 existing homes available for sale. Over the last 12 months this area has had an average of 34 closed sales per month. This represents an unsold inventory index of **11.35** 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 **10.62%** in September 2024 to \$208,647 versus the previous year at \$188,610.

Average Days on Market Shortens

The average number of **54.10** days that homes spent on the market before selling decreased by 28.46 days or **34.47%** in September 2024 compared to last year's same month at **82.56** DOM.

Sales Success for September 2024 is Positive

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

There were 93 New Listings in September 2024, up **63.16%** from last year at 57. Furthermore, there were 41 Closed Listings this month versus last year at 34, a **20.59%** increase.

Closed versus Listed trends yielded a **44.1%** ratio, down from previous year's, September 2023, at **59.6%**, a **26.09%** downswing. This will certainly create pressure on an increasing 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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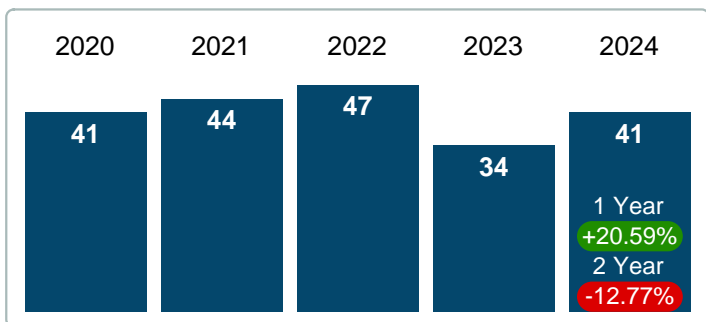
Area Delimited by County Of McIntosh



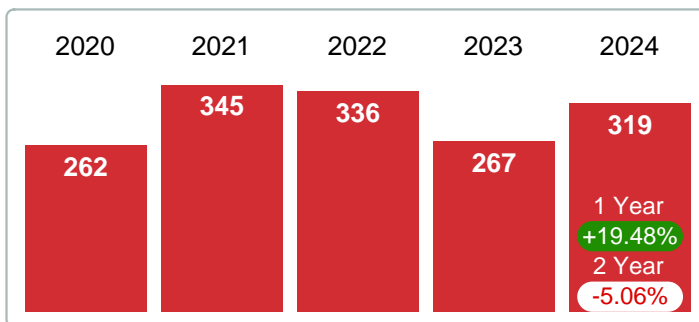
CLOSED LISTINGS

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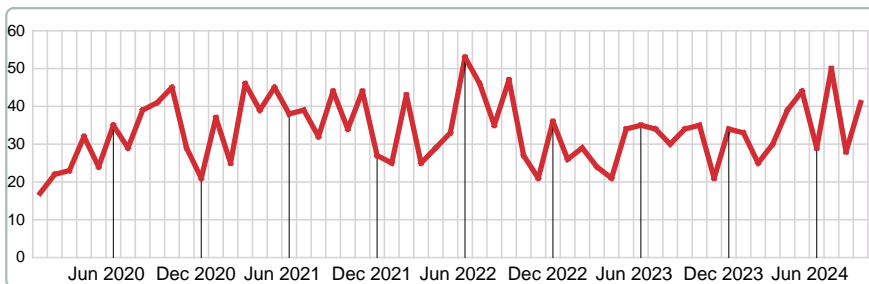
SEPTEMBER



YEAR TO DATE (YTD)

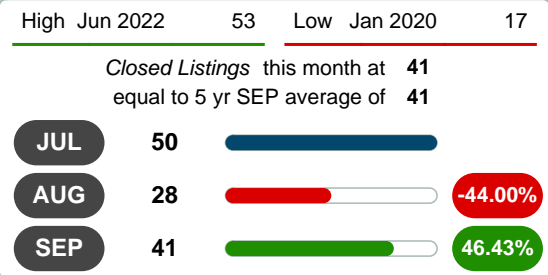


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 41



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	0.0	0	0	0	0
\$25,001 - \$75,000	8	19.51%	34.4	8	0	0	0
\$75,001 - \$125,000	7	17.07%	48.3	5	2	0	0
\$125,001 - \$150,000	5	12.20%	68.4	2	3	0	0
\$150,001 - \$225,000	10	24.39%	66.5	5	5	0	0
\$225,001 - \$450,000	7	17.07%	51.7	4	0	3	0
\$450,001 and up	4	9.76%	59.0	0	1	2	1
Total Closed Units	41			24	11	5	1
Total Closed Volume	8,554,520	100%	54.1	3.28M	1.94M	2.15M	1.19M
Average Closed Price	\$208,647			\$136,533	\$176,565	\$429,500	\$1,188,000



September 2024

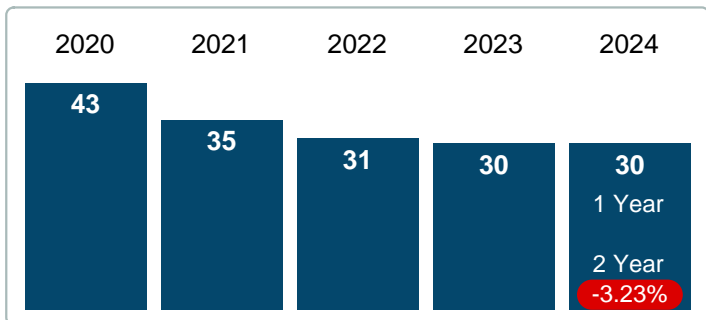
Area Delimited by County Of McIntosh



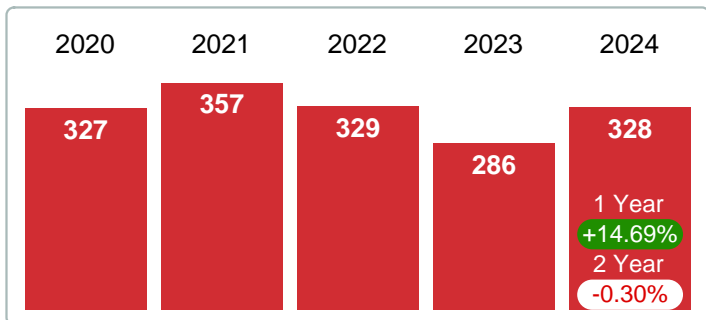
PENDING LISTINGS

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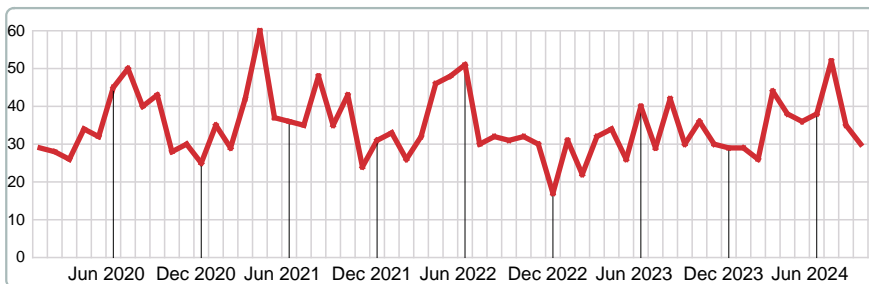
SEPTEMBER



YEAR TO DATE (YTD)

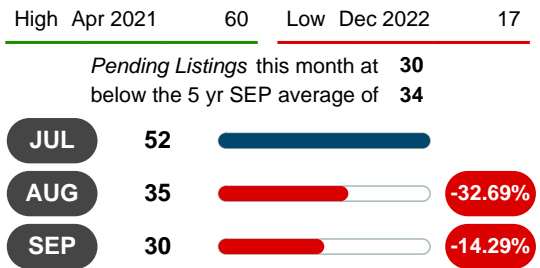


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 34



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	1	3.33%	172.0	1	0	0	0
\$25,001 - \$50,000	5	16.67%	26.0	5	0	0	0
\$50,001 - \$100,000	5	16.67%	45.6	5	0	0	0
\$100,001 - \$175,000	7	23.33%	30.3	5	1	1	0
\$175,001 - \$300,000	5	16.67%	78.0	2	3	0	0
\$300,001 - \$775,000	5	16.67%	58.0	0	3	1	1
\$775,001 and up	2	6.67%	195.5	0	1	0	1
Total Pending Units	30			18	8	2	2
Total Pending Volume	7,770,550	100%	60.0	1.60M	3.15M	924.00K	2.10M
Average Listing Price	\$798,000			\$88,947	\$393,188	\$462,000	\$1,050,000



September 2024

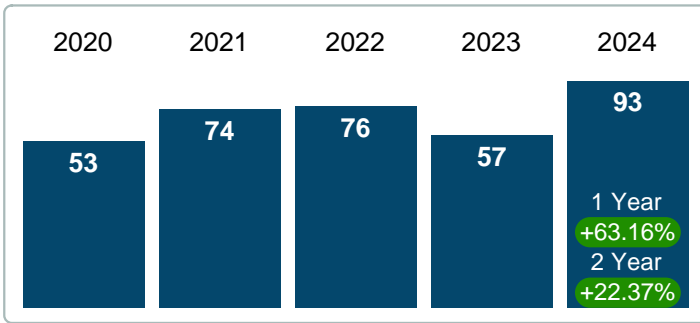
Area Delimited by County Of McIntosh



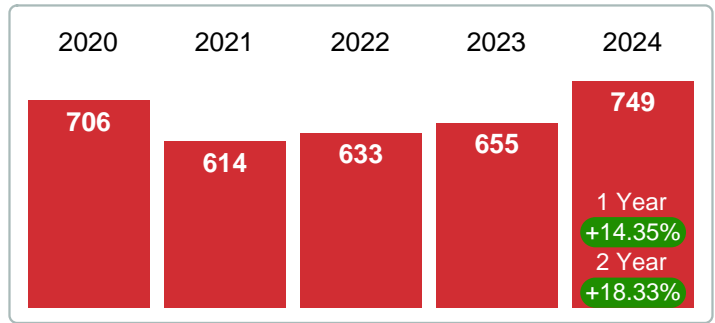
NEW LISTINGS

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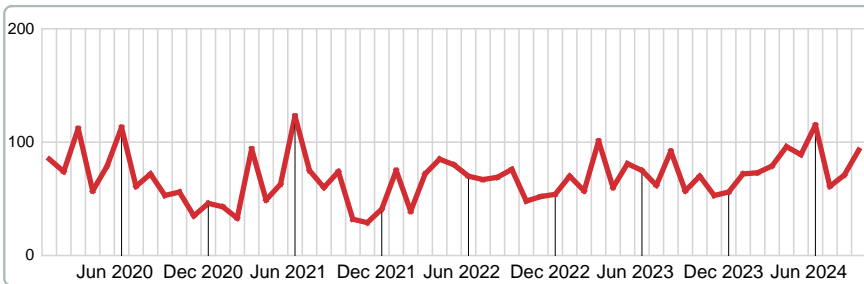
SEPTEMBER



YEAR TO DATE (YTD)

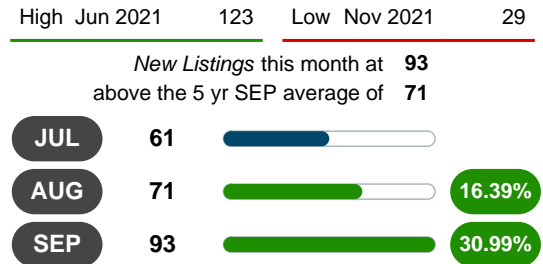


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 71



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	5	5.38%	5	0	0	0
\$20,001 - \$40,000	13	13.98%	13	0	0	0
\$40,001 - \$70,000	16	17.20%	15	1	0	0
\$70,001 - \$140,000	22	23.66%	21	1	0	0
\$140,001 - \$220,000	17	18.28%	8	8	0	1
\$220,001 - \$460,000	11	11.83%	3	7	1	0
\$460,001 and up	9	9.68%	0	2	5	2
Total New Listed Units	93		65	19	6	3
Total New Listed Volume	17,229,686	100%	5.91M	5.59M	3.76M	1.97M
Average New Listed Listing Price	\$146,000		\$90,905	\$294,080	\$627,393	\$656,333

September 2024



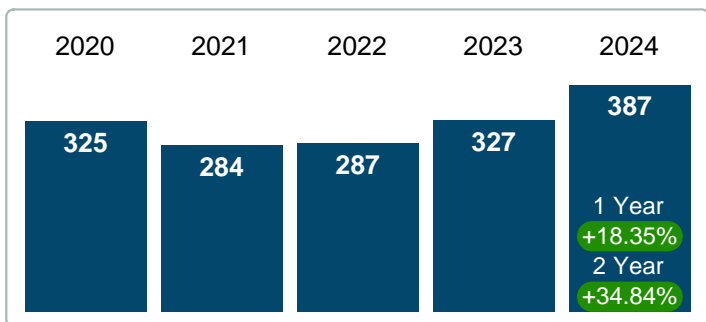
Area Delimited by County Of McIntosh



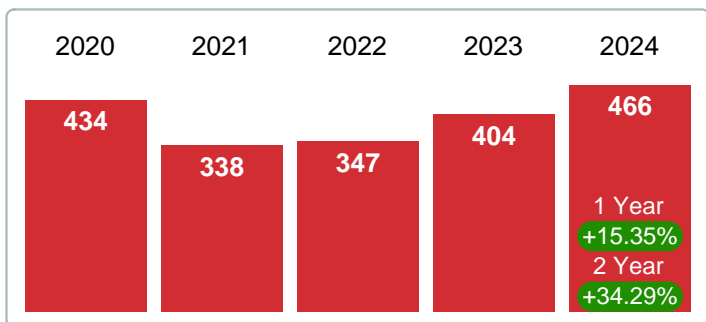
ACTIVE INVENTORY

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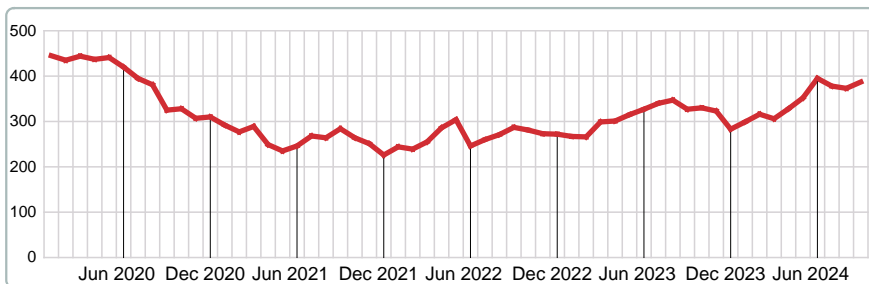
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

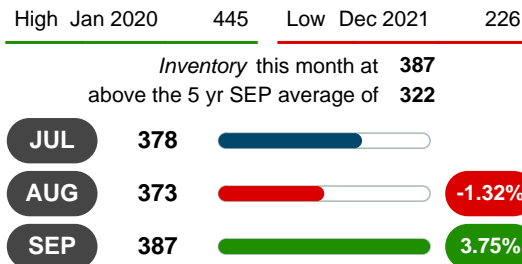


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 322



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	37	9.56%	103.2	37	0	0	0
\$25,001 - \$50,000	59	15.25%	130.8	59	0	0	0
\$50,001 - \$75,000	34	8.79%	135.5	34	0	0	0
\$75,001 - \$175,000	104	26.87%	102.9	93	10	0	1
\$175,001 - \$275,000	57	14.73%	104.5	36	16	4	1
\$275,001 - \$475,000	57	14.73%	101.0	29	22	6	0
\$475,001 and up	39	10.08%	114.4	13	10	12	4
Total Active Inventory by Units			387	301	58	22	6
Total Active Inventory by Volume			91,484,318	53.01M	21.01M	13.57M	3.89M
Average Active Inventory Listing Price			\$236,394	\$176,127	\$362,177	\$616,766	\$649,150



September 2024

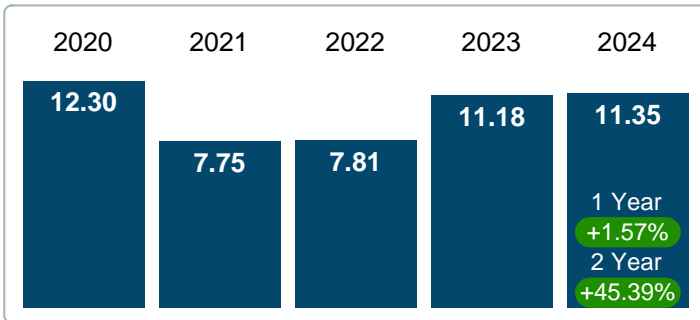
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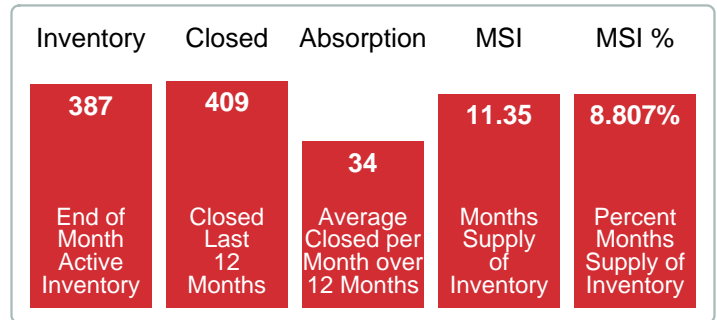
MONTHS SUPPLY of INVENTORY (MSI)

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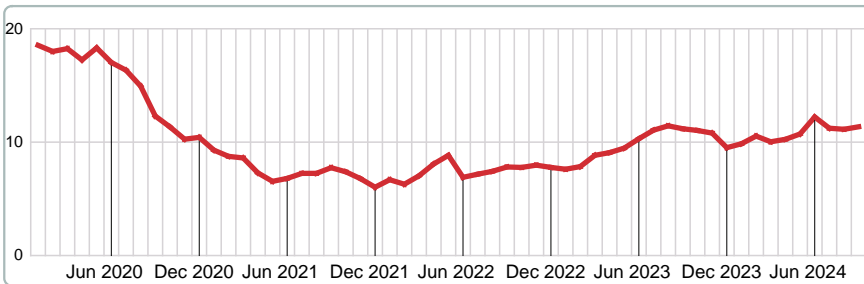
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2024

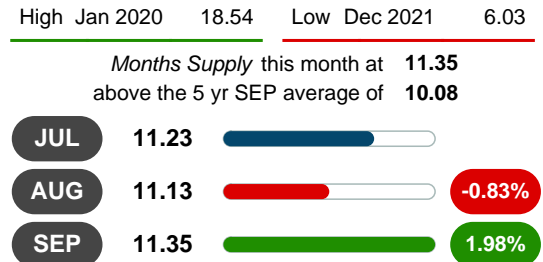


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 10.08



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
\$20,000 and less	17	4.39%	8.16	8.16	0.00	0.00	0.00
\$20,001 - \$50,000	79	20.41%	16.93	18.23	0.00	0.00	0.00
\$50,001 - \$90,000	55	14.21%	16.50	19.41	0.00	0.00	0.00
\$90,001 - \$180,000	87	22.48%	8.63	12.86	2.73	0.00	24.00
\$180,001 - \$290,000	57	14.73%	8.05	13.94	4.16	12.00	0.00
\$290,001 - \$490,000	53	13.70%	12.00	22.29	10.96	5.14	0.00
\$490,001 and up	39	10.08%	16.14	31.20	13.33	11.08	24.00
Market Supply of Inventory (MSI)			11.35	15.64	5.19	6.95	12.00
Total Active Inventory by Units		100%	11.35	301	58	22	6



September 2024

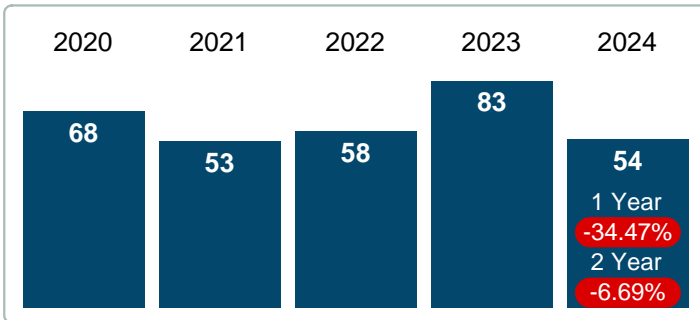
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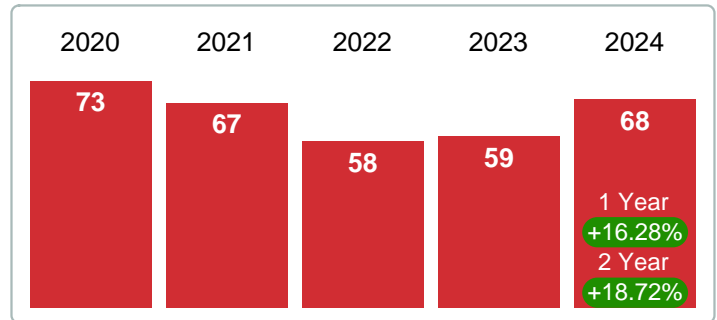
AVERAGE DAYS ON MARKET TO SALE

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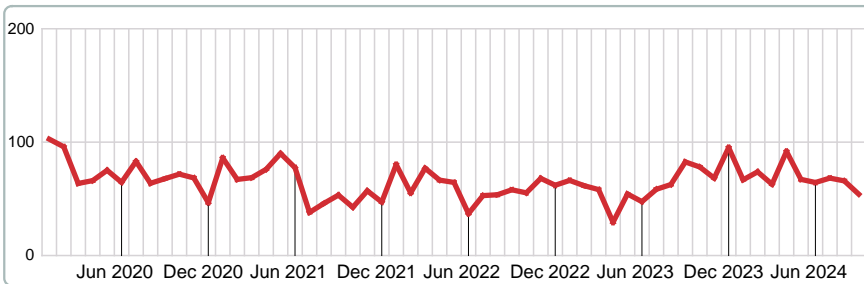
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

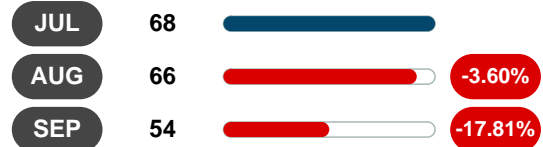


3 MONTHS

5 year SEP AVG = 63

High Jan 2020 103 Low Apr 2023 29

Average Days on Market to Sale this month at 54 below the 5 yr SEP average of 63



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
\$25,000 and less	0.00%	0	0	0	0	0
\$25,001 - \$75,000	19.51%	34	34	0	0	0
\$75,001 - \$125,000	17.07%	48	60	20	0	0
\$125,001 - \$150,000	12.20%	68	53	79	0	0
\$150,001 - \$225,000	24.39%	67	83	50	0	0
\$225,001 - \$450,000	17.07%	52	29	0	82	0
\$450,001 and up	9.76%	59	0	13	52	120
Average Closed DOM		54	50	49	70	120
Total Closed Units	100%	54	24	11	5	1
Total Closed Volume		8,554,520	3.28M	1.94M	2.15M	1.19M



September 2024

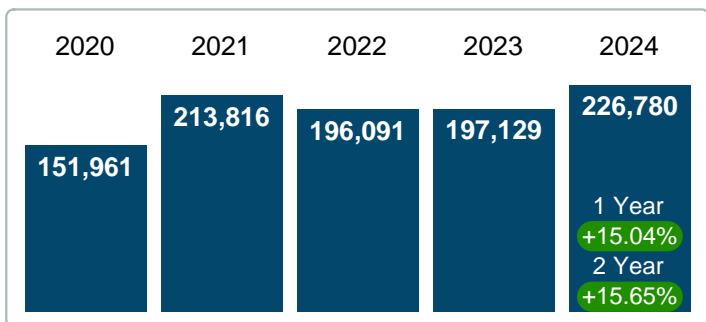
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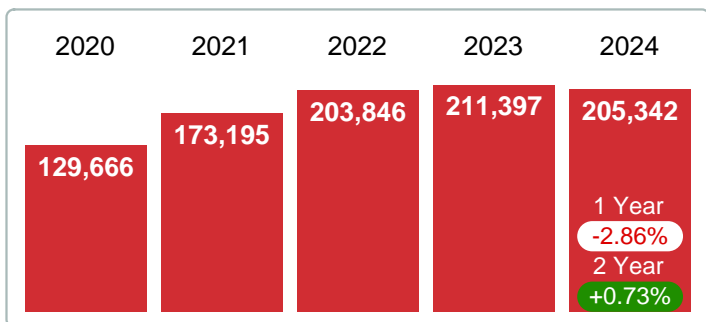
AVERAGE LIST PRICE AT CLOSING

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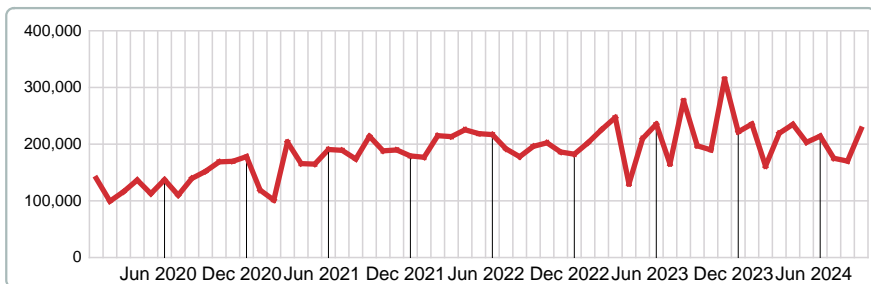
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 197,156

High Nov 2023 314,562 Low Feb 2020 99,377

Average List Price at Closing this month at **226,780**
above the 5 yr SEP average of **197,156**

- JUL 175,068
- AUG 170,107 -2.83%
- SEP 226,780 33.32%

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	
\$25,000 and less	0	0.00%	0	0	0	0	
\$25,001 - \$75,000	7	17.07%	49,986	54,363	0	0	
\$75,001 - \$125,000	8	19.51%	98,737	98,980	105,000	0	
\$125,001 - \$150,000	4	9.76%	143,325	164,600	142,800	0	
\$150,001 - \$225,000	10	24.39%	184,020	204,800	176,380	0	
\$225,001 - \$450,000	7	17.07%	312,336	334,200	0	374,967	
\$450,001 and up	5	12.20%	711,670	0	495,000	544,000, 1,450,000	
Average List Price		226,780		150,825	183,209	442,580	1,450,000
Total Closed Units		41	100%	226,780	24	11	5
Total Closed Volume		9,297,999			3.62M	2.02M	2.21M



September 2024

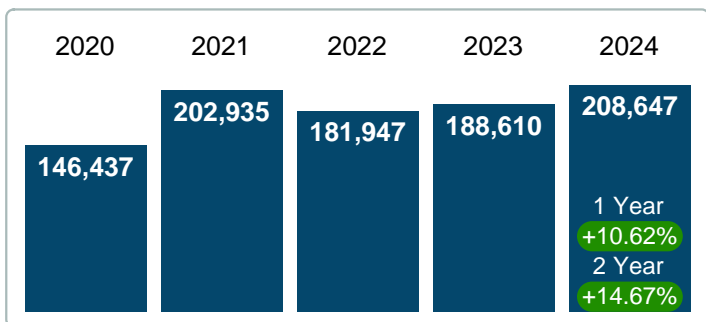
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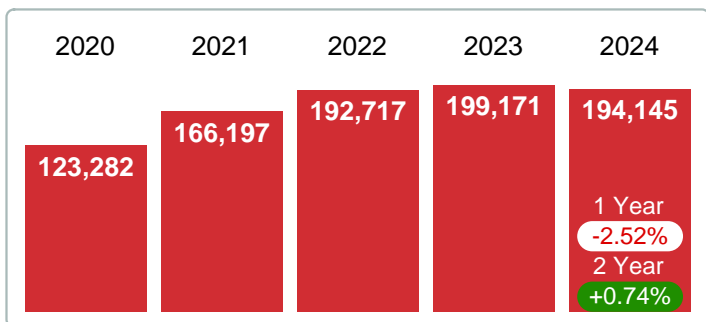
AVERAGE SOLD PRICE AT CLOSING

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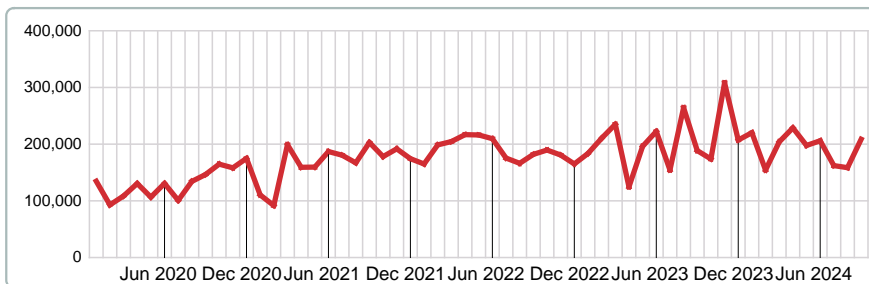
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

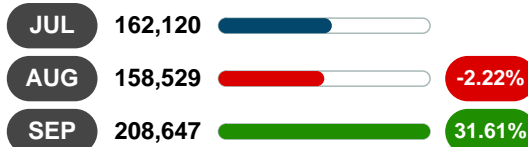


3 MONTHS

5 year SEP AVG = 185,715

High Nov 2023 308,195 Low Feb 2021 91,661

Average Sold Price at Closing this month at **208,647** above the 5 yr SEP average of **185,715**



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
\$25,000 and less	0.00%	0	0	0	0	0
\$25,001 - \$75,000	19.51%	49,000	49,000	0	0	0
\$75,001 - \$125,000	17.07%	93,160	88,460	104,910	0	0
\$125,001 - \$150,000	12.20%	140,000	140,000	140,000	0	0
\$150,001 - \$225,000	24.39%	176,390	185,300	167,480	0	0
\$225,001 - \$450,000	17.07%	327,643	309,000	0	352,500	0
\$450,001 and up	9.76%	688,250	0	475,000	545,000	1,188,000
Average Sold Price		208,647	136,533	176,565	429,500	1,188,000
Total Closed Units	100%	208,647	24	11	5	1
Total Closed Volume		8,554,520	3.28M	1.94M	2.15M	1.19M

September 2024



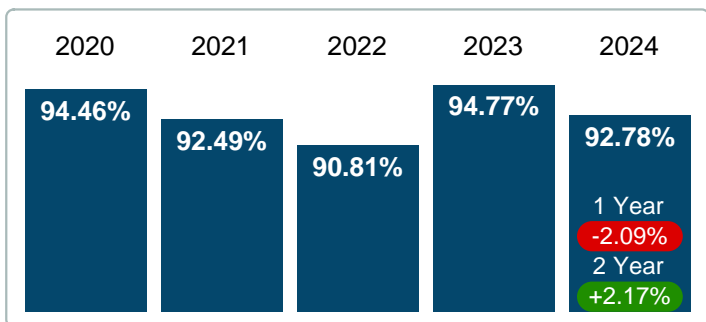
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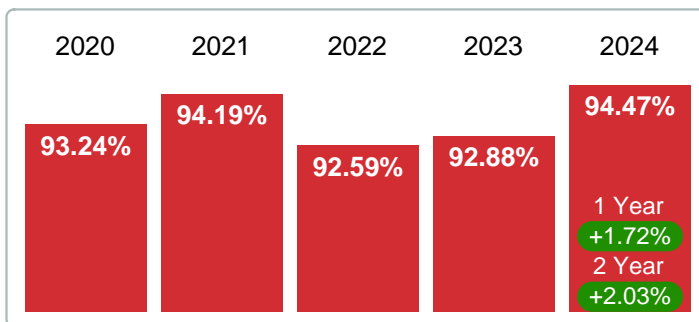
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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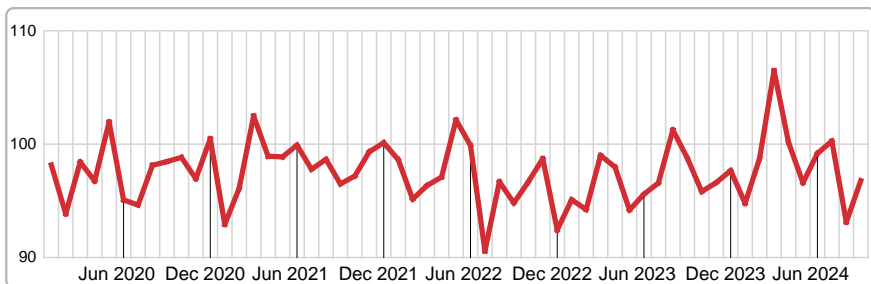
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

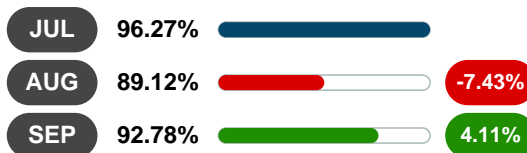


3 MONTHS

5 year SEP AVG = 93.06%

High Mar 2024 102.48% Low Jul 2022 86.58%

Average Sold/List Ratio this month at **92.78%**
 equal to 5 yr SEP average of **93.06%**



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
\$25,000 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$25,001 - \$75,000	8	19.51%	91.22%	91.22%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	7	17.07%	92.60%	89.94%	99.24%	0.00%	0.00%
\$125,001 - \$150,000	5	12.20%	93.06%	85.55%	98.06%	0.00%	0.00%
\$150,001 - \$225,000	10	24.39%	92.65%	90.40%	94.91%	0.00%	0.00%
\$225,001 - \$450,000	7	17.07%	93.78%	93.93%	0.00%	93.59%	0.00%
\$450,001 and up	4	9.76%	94.49%	0.00%	95.96%	100.03%	81.93%
Average Sold/List Ratio		92.80%		90.76%	96.65%	96.17%	81.93%
Total Closed Units		41	100%	24	11	5	1
Total Closed Volume		8,554,520		3.28M	1.94M	2.15M	1.19M



September 2024

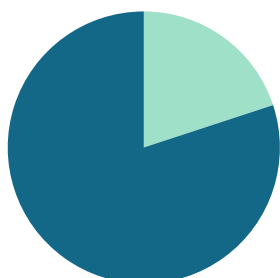
Area Delimited by County Of McIntosh



MARKET SUMMARY

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

INVENTORY

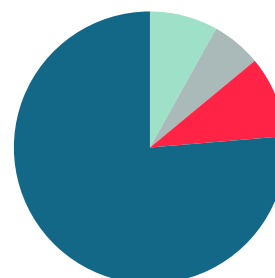


Inventory
 New Listings
93 = 19.96%
 Start Inventory
373
 Total Inventory Units
466
 Volume
\$109,992,363

Market Activity

Closed Sales
41 = 8.09%
 Pending Sales
30 = 5.92%
 Other Off Market
49 = 9.66%
 Active Inventory
387 = 76.33%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	34	41	20.59%	267	319	19.48%
Pending Sales	30	30	0.00%	286	328	14.69%
New Listings	57	93	63.16%	655	749	14.35%
Average List Price	197,129	226,780	15.04%	211,397	205,342	-2.86%
Average Sale Price	188,610	208,647	10.62%	199,171	194,145	-2.52%
Average Percent of Selling Price to List Price	94.77%	92.78%	-2.09%	92.88%	94.47%	1.72%
Average Days on Market to Sale	82.56	54.10	-34.47%	58.81	68.39	16.28%
Monthly Inventory	327	387	18.35%	327	387	18.35%
Months Supply of Inventory	11.18	11.35	1.57%	11.18	11.35	1.57%

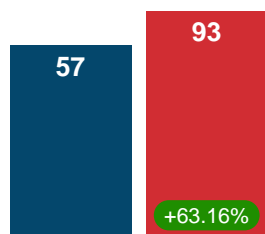
Absorption: Last 12 months, an Average of **34** Sales/Month

Inventory on September 30, 2024 = **387** 2023 2024

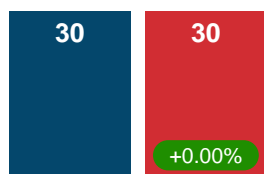
SEPTEMBER MARKET

AVERAGE PRICES

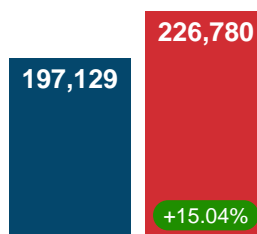
New Listings



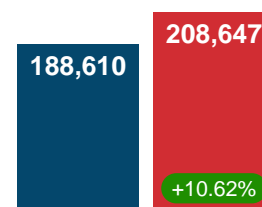
Pending Listings



List Price



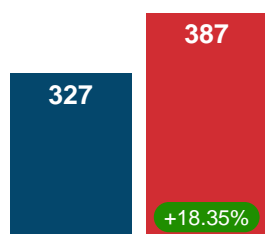
Sale Price



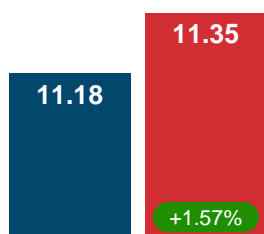
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

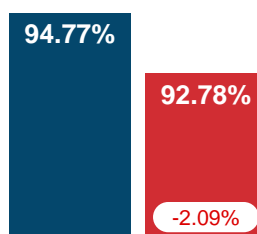
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

