



# September 2024

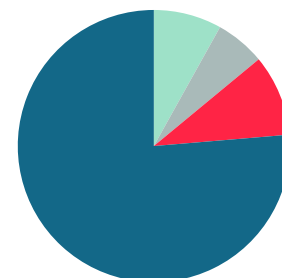
Area Delimited by County Of McIntosh



## 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%
Median List Price	140,000	170,000	21.43%
Median Sale Price	140,775	155,000	10.10%
Median Percent of Selling Price to List Price	95.57%	92.86%	-2.84%
Median Days on Market to Sale	59.00	35.00	-40.68%
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.

#### 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 **10.10%** in September 2024 to \$155,000 versus the previous year at \$140,775.

#### Median Days on Market Shortens

The median number of **35.00** days that homes spent on the market before selling decreased by 24.00 days or **40.68%** in September 2024 compared to last year's same month at **59.00** DOM.

#### Sales Success for September 2024 is Positive

Overall, with Median 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.

### 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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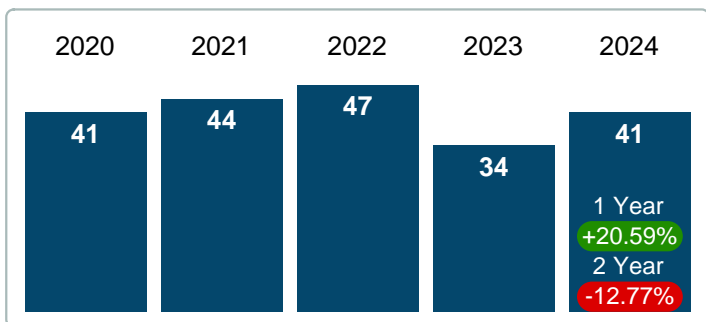
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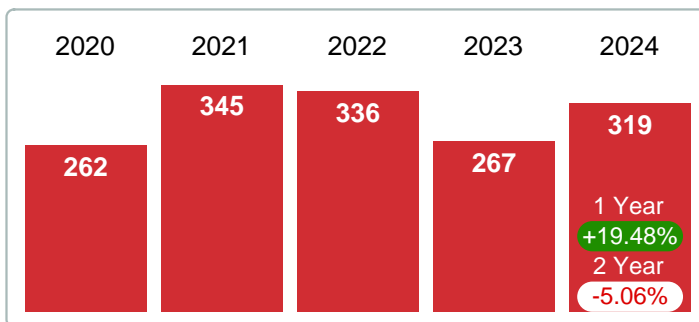
## CLOSED LISTINGS

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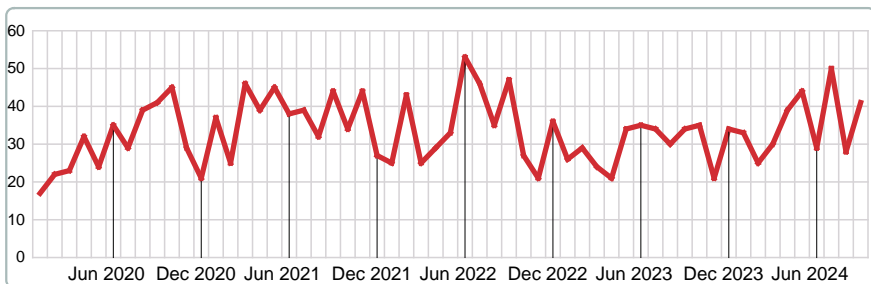
### SEPTEMBER



### YEAR TO DATE (YTD)

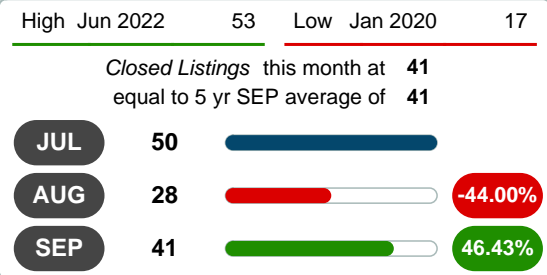


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 41



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	5.5	8	0	0	0
\$75,001 - \$125,000	7	17.07%	40.0	5	2	0	0
\$125,001 - \$150,000	5	12.20%	76.0	2	3	0	0
\$150,001 - \$225,000	10	24.39%	36.0	5	5	0	0
\$225,001 - \$450,000	7	17.07%	36.0	4	0	3	0
\$450,001 and up	4	9.76%	53.5	0	1	2	1
<b>Total Closed Units</b>	<b>41</b>			<b>24</b>	<b>11</b>	<b>5</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>8,554,520</b>	<b>100%</b>	<b>35.0</b>	<b>3.28M</b>	<b>1.94M</b>	<b>2.15M</b>	<b>1.19M</b>
<b>Median Closed Price</b>	<b>\$155,000</b>			<b>\$96,250</b>	<b>\$155,000</b>	<b>\$425,000</b>	<b>\$1,188,000</b>



# September 2024

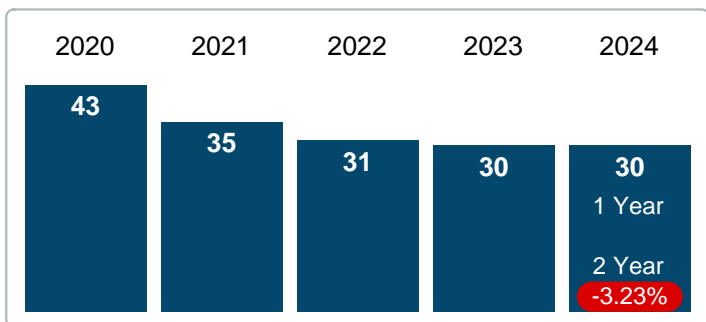
Area Delimited by County Of McIntosh



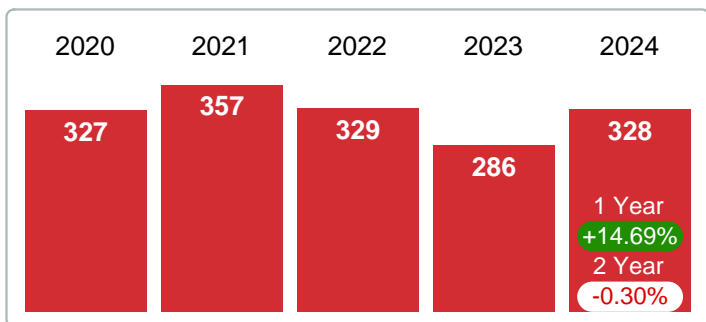
## PENDING LISTINGS

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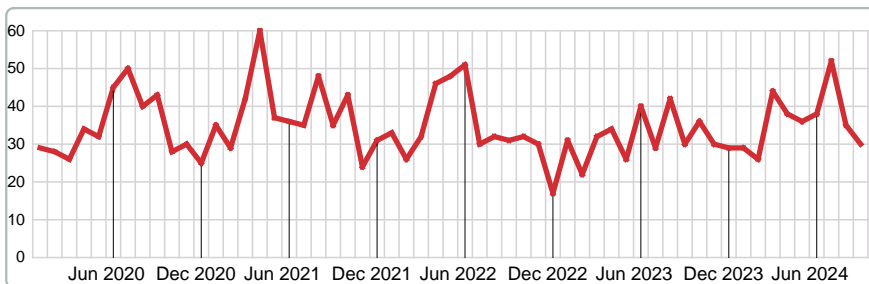
### SEPTEMBER



### YEAR TO DATE (YTD)

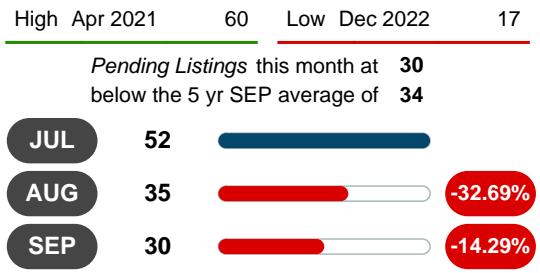


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 34



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	3	10.00%	30.0	3	0	0	0
\$30,001 - \$50,000	3	10.00%	9.0	3	0	0	0
\$50,001 - \$110,000	6	20.00%	25.0	6	0	0	0
\$110,001 - \$170,000	6	20.00%	25.5	4	1	1	0
\$170,001 - \$310,000	5	16.67%	68.0	2	3	0	0
\$310,001 - \$770,000	4	13.33%	63.0	0	3	0	1
\$770,001 and up	3	10.00%	124.0	0	1	1	1
<b>Total Pending Units</b>	<b>30</b>			<b>18</b>	<b>8</b>	<b>2</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>7,770,550</b>	<b>100%</b>	<b>36.5</b>	<b>1.60M</b>	<b>3.15M</b>	<b>924.00K</b>	<b>2.10M</b>
<b>Median Listing Price</b>	<b>\$140,500</b>			<b>\$77,450</b>	<b>\$272,500</b>	<b>\$462,000</b>	<b>\$1,050,000</b>



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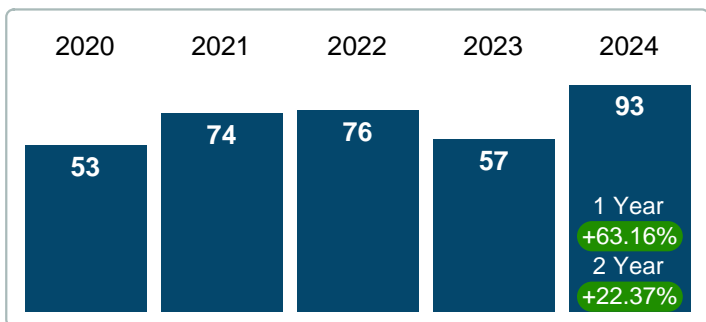
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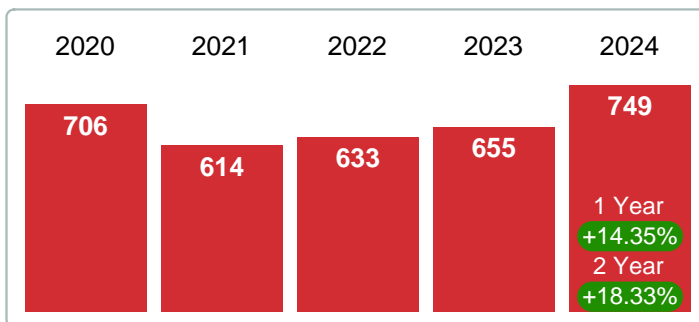
## NEW LISTINGS

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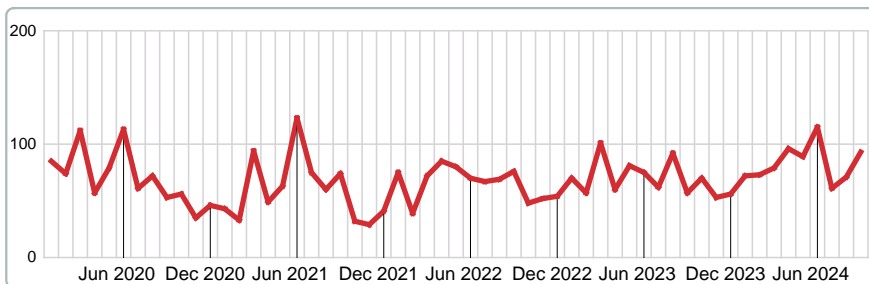
### SEPTEMBER



### YEAR TO DATE (YTD)

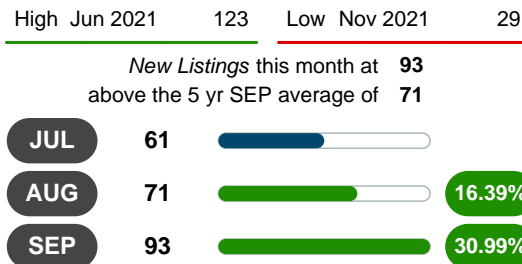


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
<b>Total New Listed Units</b>	<b>93</b>		<b>65</b>	<b>19</b>	<b>6</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>17,229,686</b>	<b>100%</b>	<b>5.91M</b>	<b>5.59M</b>	<b>3.76M</b>	<b>1.97M</b>
<b>Median New Listed Listing Price</b>	<b>\$115,000</b>		<b>\$69,900</b>	<b>\$220,000</b>	<b>\$559,000</b>	<b>\$650,000</b>



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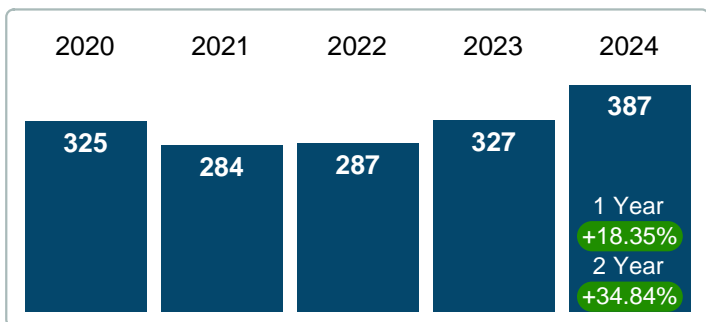
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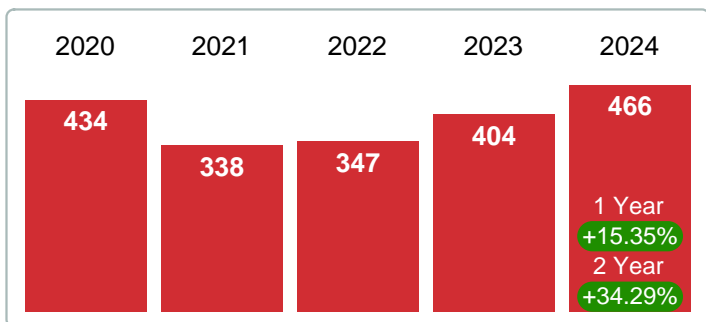
## ACTIVE INVENTORY

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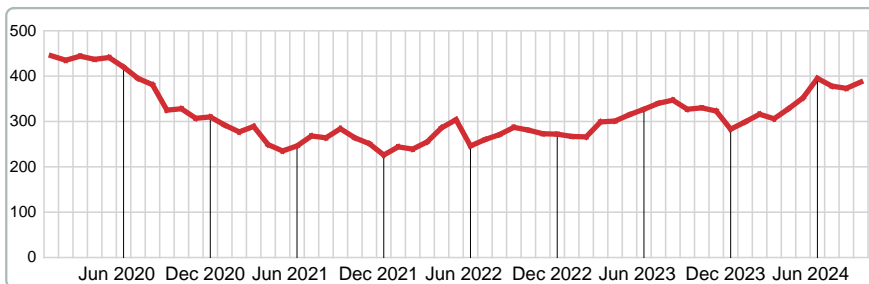
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 322

High Jan 2020 445 Low Dec 2021 226

Inventory this month at **387**  
above the 5 yr SEP average of **322**

- JUL 378
- AUG 373 -1.32%
- SEP 387 3.75%

### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	17	4.39%	151.0	17	0	0	0
\$20,001 \$50,000	79	20.41%	98.0	79	0	0	0
\$50,001 \$90,000	55	14.21%	98.0	55	0	0	0
\$90,001 \$180,000	87	22.48%	98.0	75	10	0	2
\$180,001 \$290,000	57	14.73%	90.0	36	17	4	0
\$290,001 \$490,000	53	13.70%	81.0	26	21	6	0
\$490,001 and up	39	10.08%	94.0	13	10	12	4
Total Active Inventory by Units		387		301	58	22	6
Total Active Inventory by Volume		91,484,318	100%	53.01M	21.01M	13.57M	3.89M
Median Active Inventory Listing Price		\$135,000		\$90,000	\$305,000	\$505,000	\$649,950



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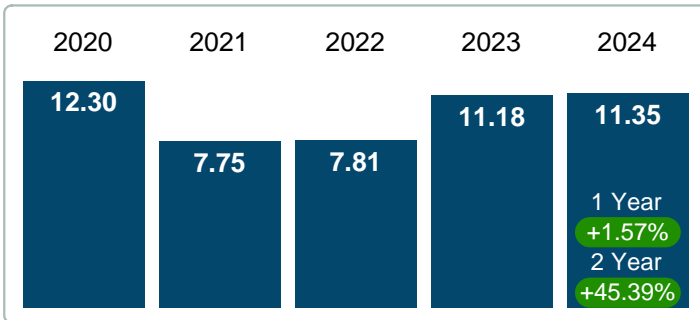
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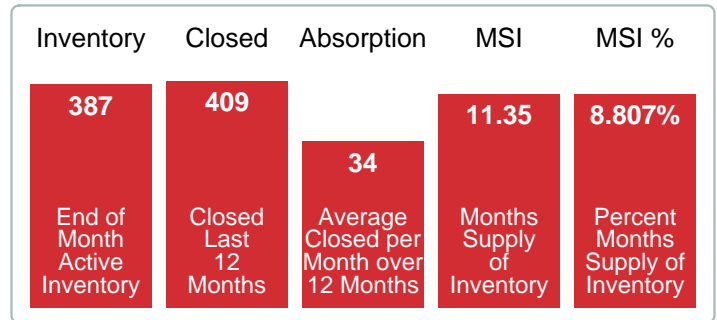
## MONTHS SUPPLY of INVENTORY (MSI)

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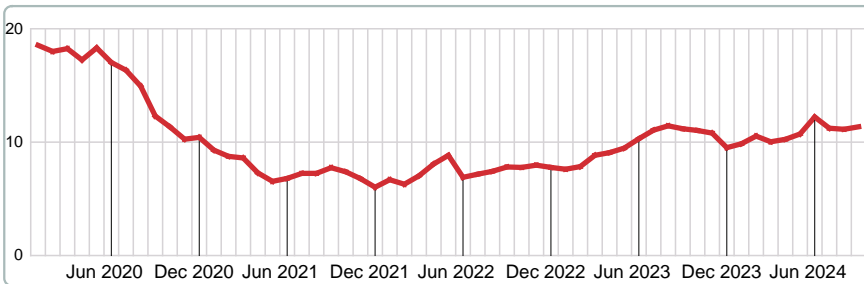
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2024

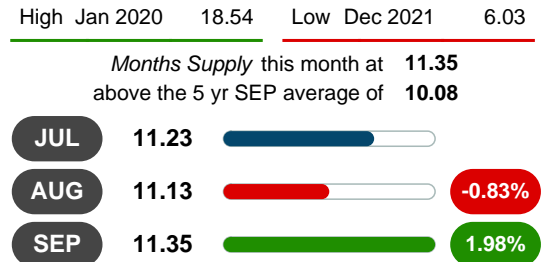


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

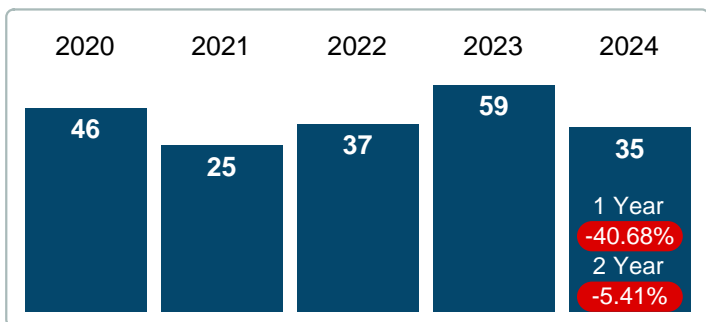
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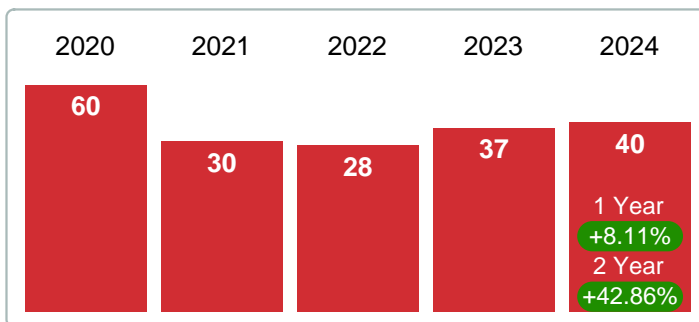
## MEDIAN DAYS ON MARKET TO SALE

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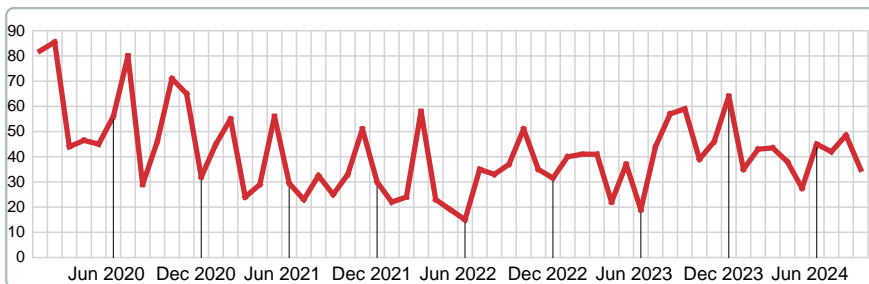
### SEPTEMBER



### YEAR TO DATE (YTD)

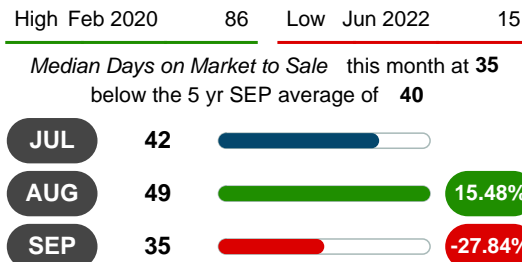


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 40



### 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
\$25,000 and less	0	0.00%	94	0	0	0	0
\$25,001 - \$75,000	8	19.51%	6	6	0	0	0
\$75,001 - \$125,000	7	17.07%	40	49	20	0	0
\$125,001 - \$150,000	5	12.20%	76	53	105	0	0
\$150,001 - \$225,000	10	24.39%	36	32	40	0	0
\$225,001 - \$450,000	7	17.07%	36	20	0	95	0
\$450,001 and up	4	9.76%	54	0	13	52	120
Median Closed DOM			35	31	23	94	120
Total Closed Units		100%	41	24	11	5	1
Total Closed Volume			8,554,520	3.28M	1.94M	2.15M	1.19M



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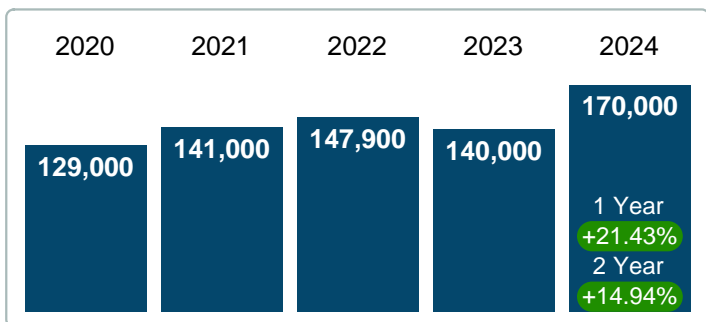
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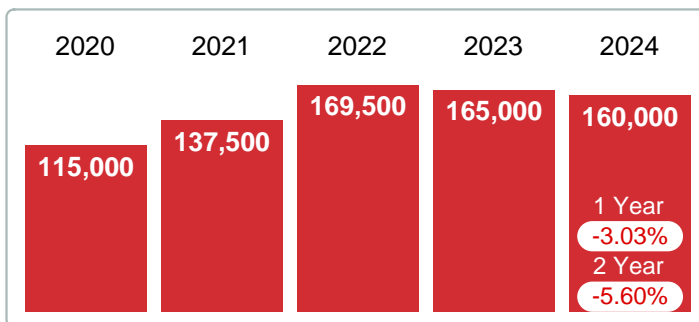
## MEDIAN LIST PRICE AT CLOSING

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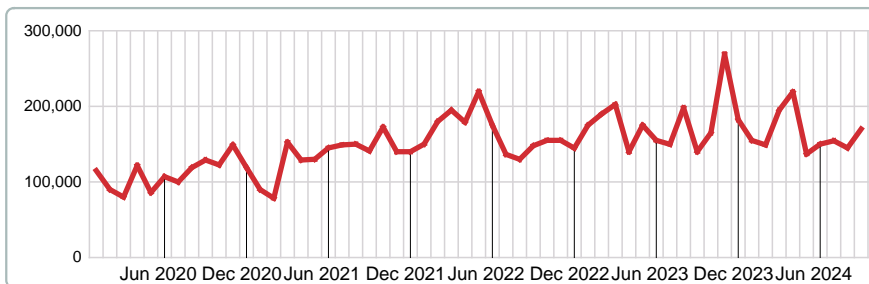
### SEPTEMBER



### YEAR TO DATE (YTD)

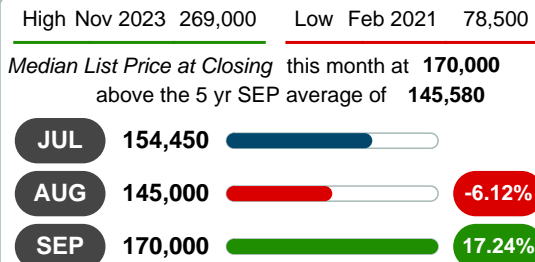


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 145,580



### 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
\$25,000 and less	0	0.00%	54	0	0	0	0
\$25,001 - \$75,000	7	17.07%	50,000	50,000	0	0	0
\$75,001 - \$125,000	8	19.51%	98,950	98,950	105,000	0	0
\$125,001 - \$150,000	4	9.76%	145,450	144,900	146,000	0	0
\$150,001 - \$225,000	10	24.39%	179,650	185,000	173,000	0	0
\$225,001 - \$450,000	7	17.07%	262,550	256,275	0	425,000	0
\$450,001 and up	5	12.20%	525,350	525,350	495,000	544,000	1,450,000
Median List Price			170,000	107,500	164,900	450,000	1,450,000
Total Closed Units		100%	170,000	24	11	5	1
Total Closed Volume			9,297,999	3.62M	2.02M	2.21M	1.45M





# September 2024

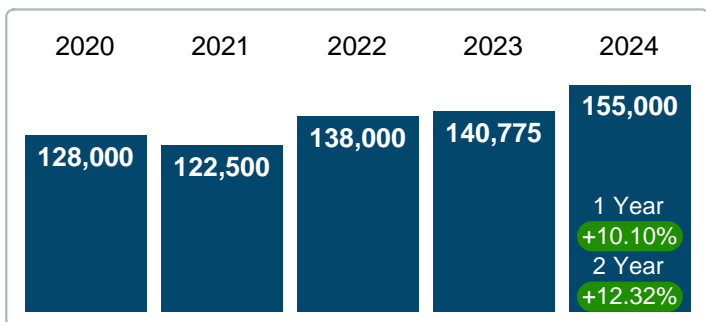
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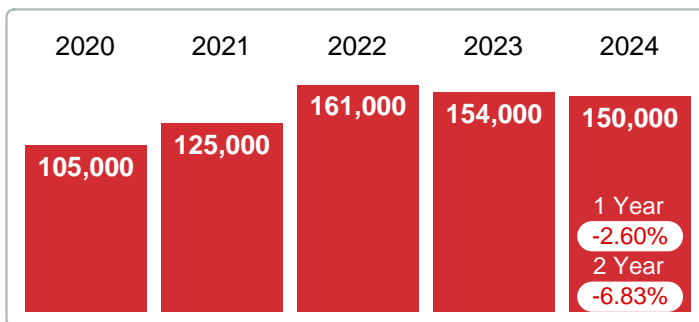
## MEDIAN SOLD PRICE AT CLOSING

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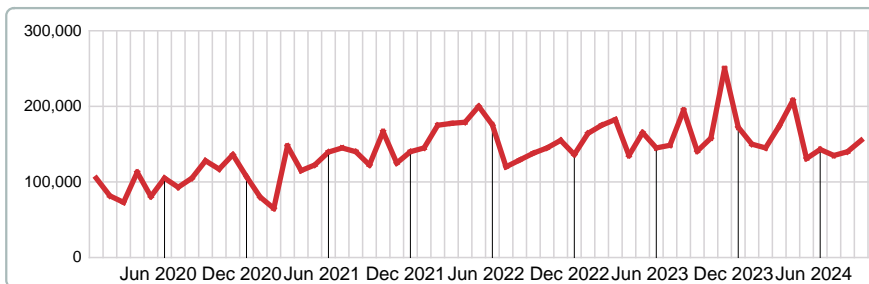
### SEPTEMBER



### YEAR TO DATE (YTD)

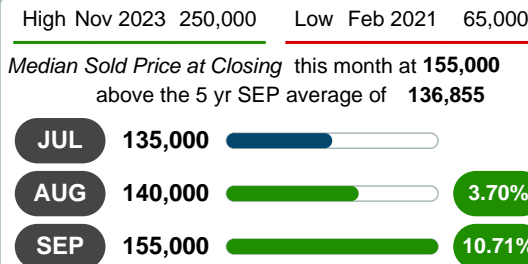


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 136,855



### 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
\$25,000 and less	0	0.00%	525,350	0	0	0	0
\$25,001 - \$75,000	8	19.51%	45,500	45,500	0	0	0
\$75,001 - \$125,000	7	17.07%	87,500	85,000	104,910	0	0
\$125,001 - \$150,000	5	12.20%	144,000	140,000	144,000	0	0
\$150,001 - \$225,000	10	24.39%	163,750	165,000	158,500	0	0
\$225,001 - \$450,000	7	17.07%	299,000	274,500	0	405,000	0
\$450,001 and up	4	9.76%	545,000	0	475,000	545,000	1,188,000
Median Sold Price			155,000	96,250	155,000	425,000	1,188,000
Total Closed Units		100%	155,000	24	11	5	1
Total Closed Volume			8,554,520	3.28M	1.94M	2.15M	1.19M

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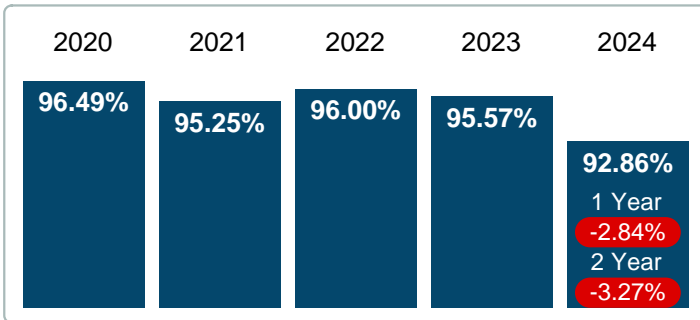
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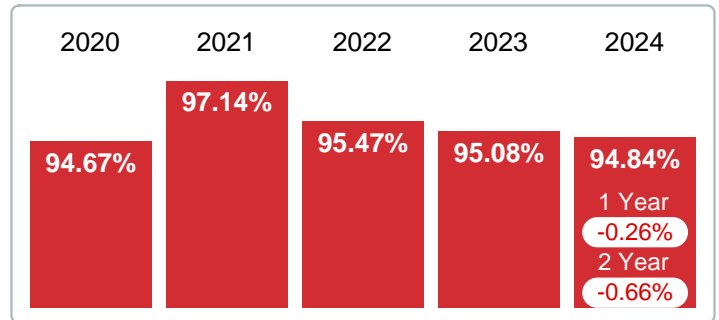
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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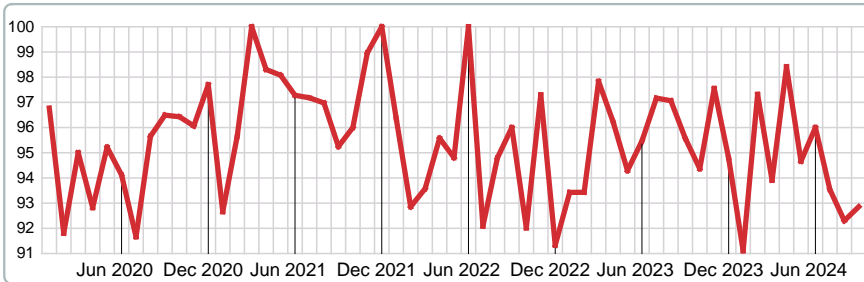
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

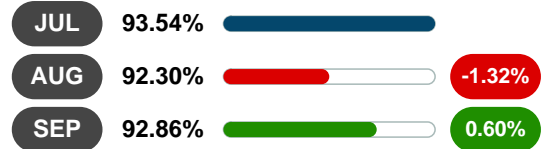


### 3 MONTHS

5 year SEP AVG = 95.23%

High Jun 2022 100.00% Low Jan 2024 91.11%

Median Sold/List Ratio this month at **92.86%**  
below the 5 yr SEP average of **95.23%**



## 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
\$25,000 and less	0	0.00%	54.00%	0.00%	0.00%	0.00%	0.00%
\$25,001 - \$75,000	8	19.51%	90.27%	90.27%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	7	17.07%	92.11%	86.96%	99.24%	0.00%	0.00%
\$125,001 - \$150,000	5	12.20%	96.06%	85.55%	98.11%	0.00%	0.00%
\$150,001 - \$225,000	10	24.39%	92.02%	90.00%	96.12%	0.00%	0.00%
\$225,001 - \$450,000	7	17.07%	94.84%	95.03%	0.00%	94.44%	0.00%
\$450,001 and up	4	9.76%	97.08%	0.00%	95.96%	100.03%	81.93%
Median Sold/List Ratio		92.86%		89.86%	96.12%	95.29%	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

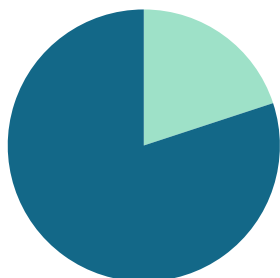
Area Delimited by County Of McIntosh



## MARKET SUMMARY

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

### INVENTORY

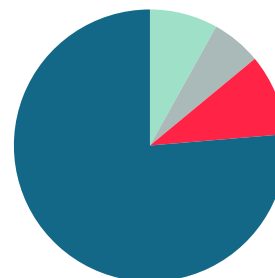


**Inventory**  
 New Listings  
**93 = 19.96%**  
 Start Inventory  
**373**  
 Total Inventory Units  
**466**  
 Volume  
**\$109,992,363**

### 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%
Median List Price	140,000	170,000	21.43%	165,000	160,000	-3.03%
Median Sale Price	140,775	155,000	10.10%	154,000	150,000	-2.60%
Median Percent of Selling Price to List Price	95.57%	92.86%	-2.84%	95.08%	94.84%	-0.26%
Median Days on Market to Sale	59.00	35.00	-40.68%	37.00	40.00	8.11%
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%

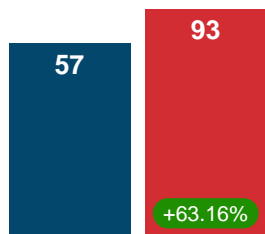
**Absorption:** Last 12 months, an Average of **34** Sales/Month

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

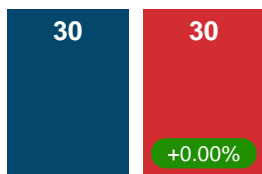
### SEPTEMBER MARKET

### MEDIAN PRICES

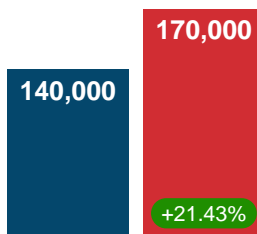
#### New Listings



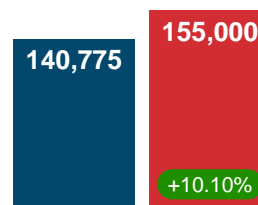
#### Pending Listings



#### List Price



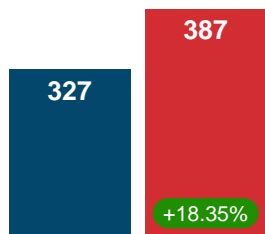
#### Sale Price



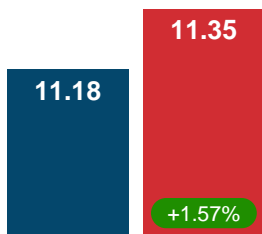
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

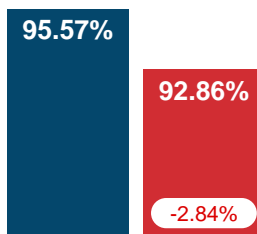
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

