

November 2024



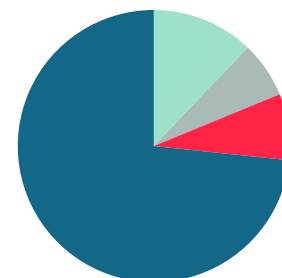
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2023	2024	+/-%
Closed Listings	14	20	42.86%
Pending Listings	14	11	-21.43%
New Listings	22	22	0.00%
Average List Price	400,564	292,580	-26.96%
Average Sale Price	402,700	294,245	-26.93%
Average Percent of Selling Price to List Price	98.61%	104.19%	5.65%
Average Days on Market to Sale	44.07	52.05	18.10%
End of Month Inventory	101	121	19.80%
Months Supply of Inventory	4.87	6.02	23.78%



■ Closed (12.12%)
■ Pending (6.67%)
■ Other OffMarket (7.88%)
■ Active (73.33%)

Absorption: Last 12 months, an Average of **20** Sales/Month
Active Inventory as of November 30, 2024 = **121**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2024 rose **19.80%** to 121 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 **6.02** 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 **26.93%** in November 2024 to \$294,245 versus the previous year at \$402,700.

Average Days on Market Lengthens

The average number of **52.05** days that homes spent on the market before selling increased by 7.98 days or **18.10%** in November 2024 compared to last year's same month at **44.07** DOM.

Sales Success for November 2024 is Positive

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

There were 22 New Listings in November 2024, down **0.00%** from last year at 22. Furthermore, there were 20 Closed Listings this month versus last year at 14, a **42.86%** increase.

Closed versus Listed trends yielded a **90.9%** ratio, up from previous year's, November 2023, at **63.6%**, a **42.86%** upswing. 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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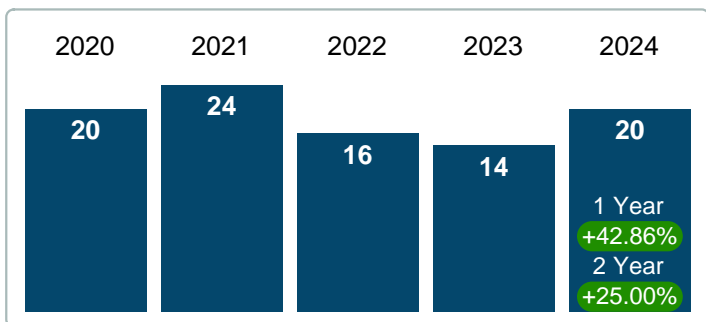
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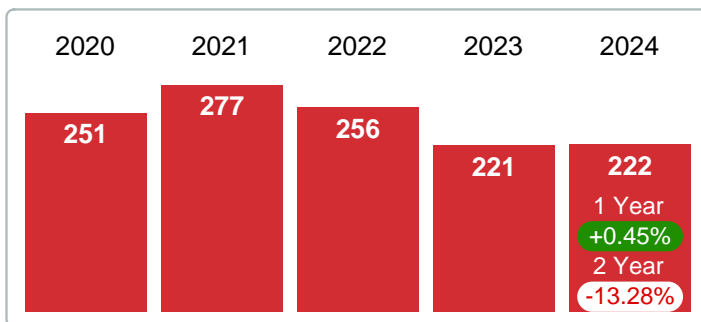
CLOSED LISTINGS

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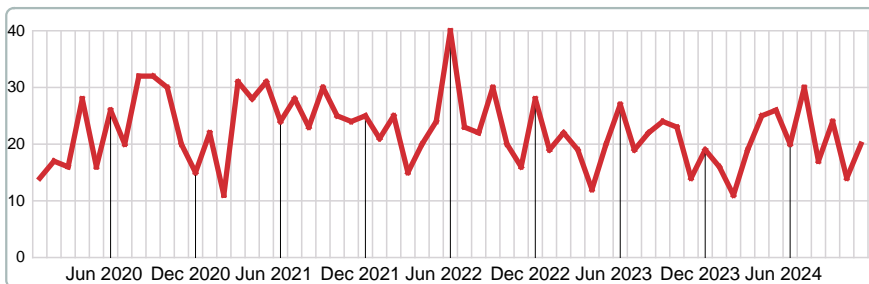
NOVEMBER



YEAR TO DATE (YTD)

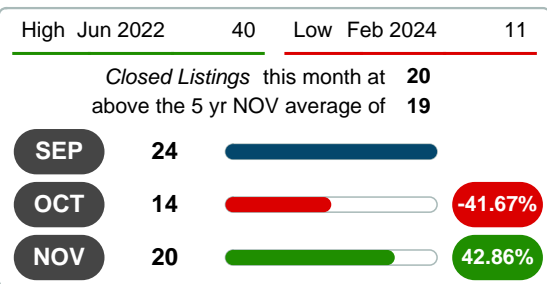


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 19



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	15.00%	46.3	3	0	0	0
\$100,001 - \$100,000	0	0.00%	0.0	0	0	0	0
\$100,001 - \$150,000	5	25.00%	48.2	1	3	1	0
\$150,001 - \$275,000	3	15.00%	62.0	1	2	0	0
\$275,001 - \$375,000	4	20.00%	81.0	0	3	1	0
\$375,001 - \$750,000	4	20.00%	33.3	0	2	1	1
\$750,001 and up	1	5.00%	18.0	0	0	1	0
Total Closed Units	20			5	10	4	1
Total Closed Volume	5,884,900	100%	52.1	671.90K	2.66M	1.80M	750.00K
Average Closed Price	\$294,245			\$134,380	\$266,400	\$449,750	\$750,000

November 2024



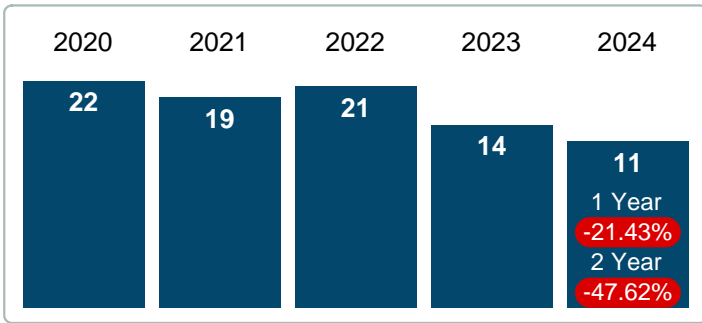
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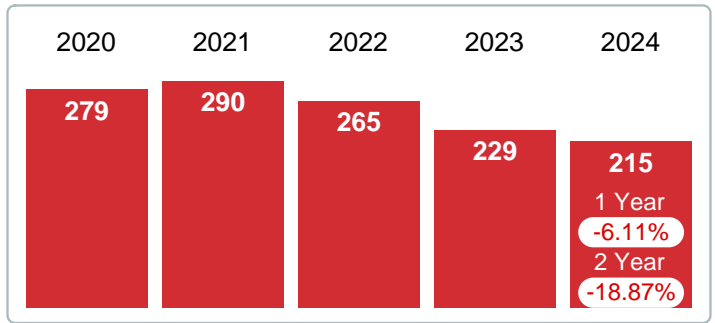
PENDING LISTINGS

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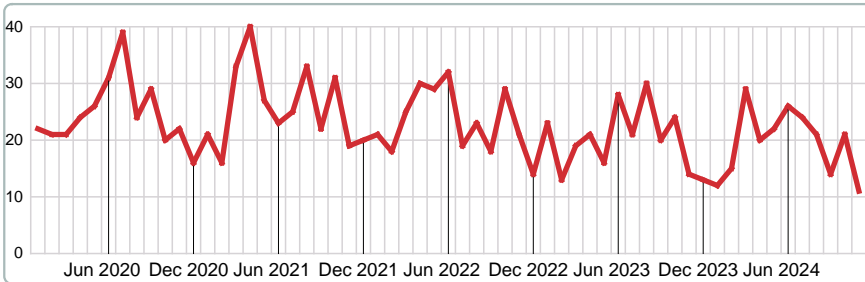
NOVEMBER



YEAR TO DATE (YTD)

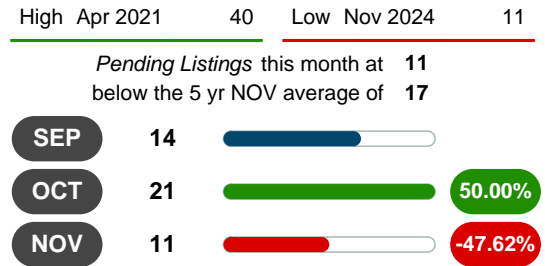


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 17



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$120,000 and less	1	9.09%	82.0	1	0	0	0
\$120,001 - \$160,000	1	9.09%	90.0	0	1	0	0
\$160,001 - \$260,000	2	18.18%	80.5	1	0	1	0
\$260,001 - \$310,000	2	18.18%	99.5	1	0	1	0
\$310,001 - \$490,000	2	18.18%	81.5	0	1	1	0
\$490,001 - \$890,000	2	18.18%	91.0	1	0	1	0
\$890,001 and up	1	9.09%	251.0	0	1	0	0
Total Pending Units	11			4	3	4	0
Total Pending Volume	5,025,800	100%	0.0	1.01M	2.24M	1.78M	0.00B
Average Listing Price	\$0			\$251,350	\$747,133	\$444,750	\$0

November 2024



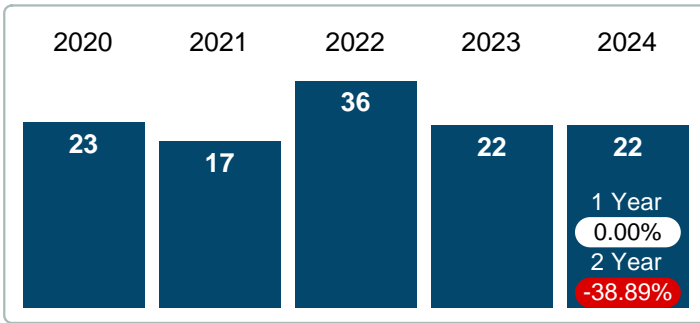
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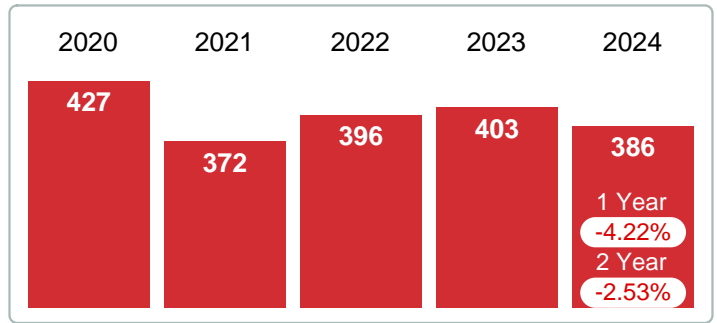
NEW LISTINGS

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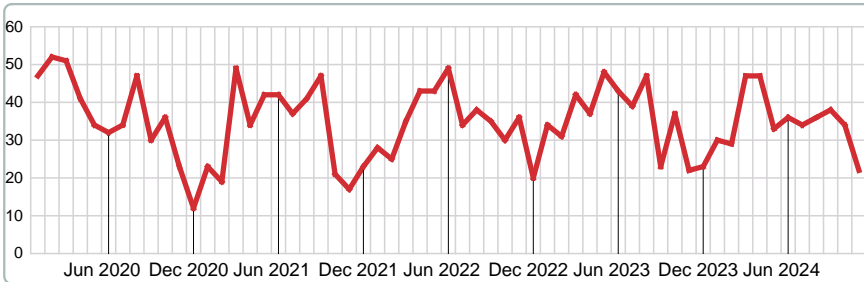
NOVEMBER



YEAR TO DATE (YTD)

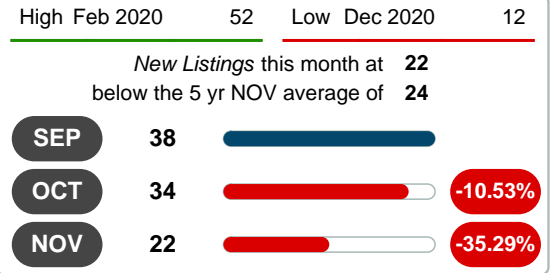


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 24



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$130,000 and less	1	4.55%	0	1	0	0
\$130,001 - \$190,000	3	13.64%	2	1	0	0
\$190,001 - \$230,000	4	18.18%	1	3	0	0
\$230,001 - \$370,000	5	22.73%	1	2	2	0
\$370,001 - \$440,000	4	18.18%	0	3	1	0
\$440,001 - \$610,000	2	9.09%	0	1	1	0
\$610,001 and up	3	13.64%	1	0	2	0
Total New Listed Units	22		5	11	6	0
Total New Listed Volume	7,603,695	100%	1.39M	3.21M	3.00M	0.00B
Average New Listed Listing Price	\$0		\$277,580	\$292,163	\$500,333	\$0

November 2024



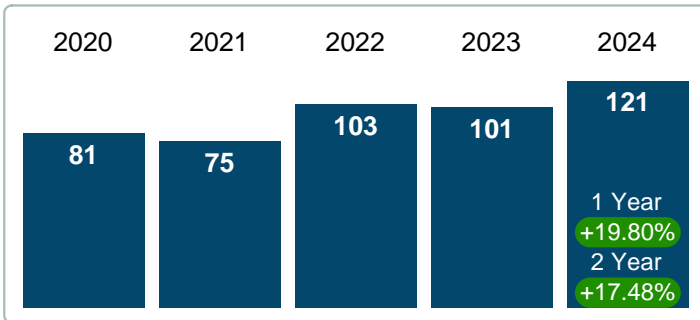
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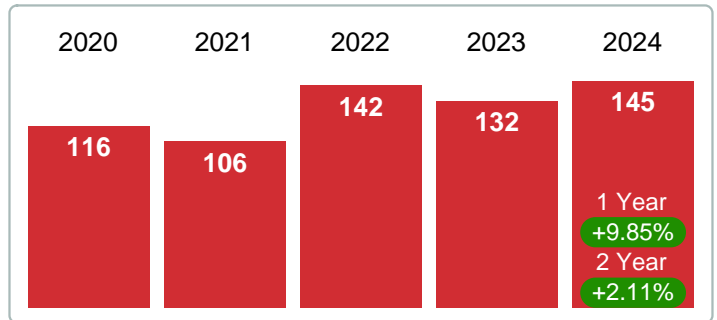
ACTIVE INVENTORY

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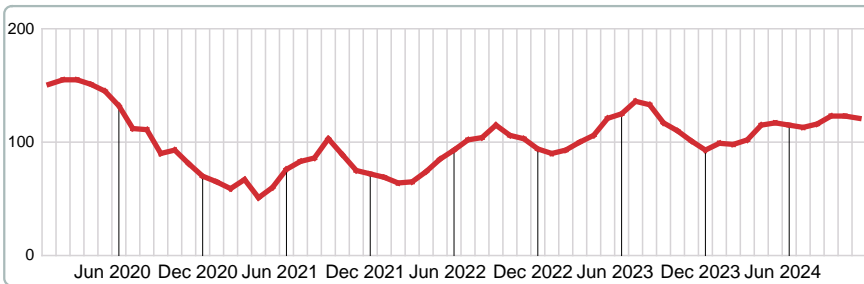
END OF NOVEMBER



ACTIVE DURING NOVEMBER

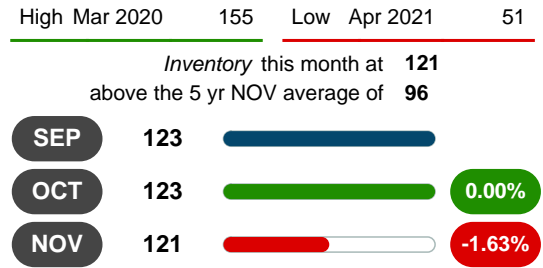


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 96



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	10	8.26%	73.3	8	2	0	0
\$125,001 - \$150,000	10	8.26%	76.2	6	4	0	0
\$150,001 - \$200,000	20	16.53%	90.3	7	11	1	1
\$200,001 - \$375,000	35	28.93%	77.5	4	24	7	0
\$375,001 - \$475,000	17	14.05%	81.9	2	10	5	0
\$475,001 - \$675,000	16	13.22%	125.6	1	9	5	1
\$675,001 and up	13	10.74%	107.0	0	5	5	3
Total Active Inventory by Units	121			28	65	23	5
Total Active Inventory by Volume	44,081,040	100%	89.3	5.12M	22.94M	12.30M	3.72M
Average Active Inventory Listing Price	\$364,306			\$182,951	\$352,885	\$534,950	\$743,400

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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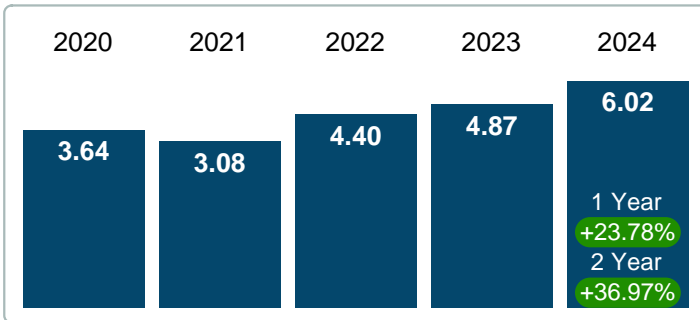
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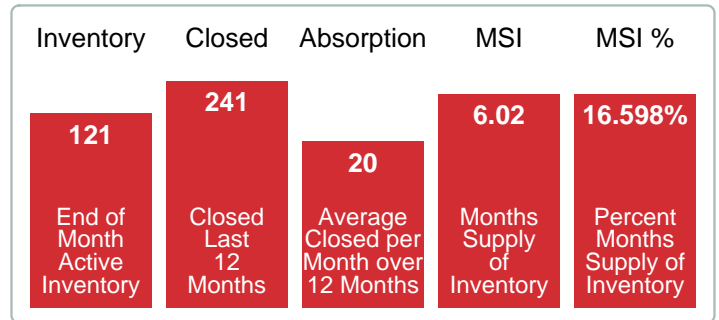
MONTHS SUPPLY of INVENTORY (MSI)

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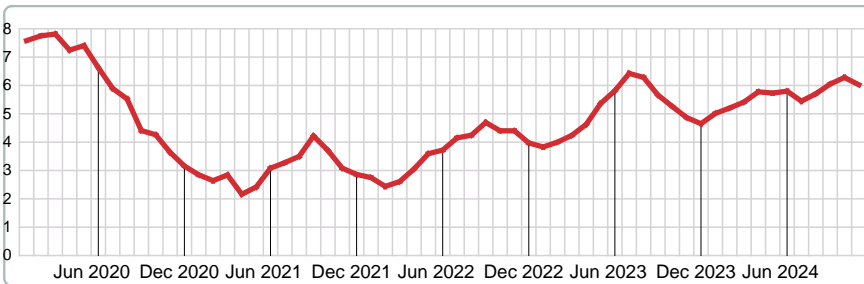
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2024

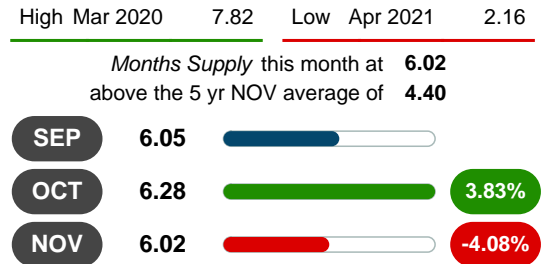


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 4.40



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	8.26%	2.26	3.31	1.04	0.00	0.00
\$125,001 - \$150,000	10	8.26%	4.14	7.20	3.20	0.00	0.00
\$150,001 - \$200,000	20	16.53%	5.85	6.00	6.00	3.00	12.00
\$200,001 - \$375,000	35	28.93%	5.75	6.00	5.33	9.33	0.00
\$375,001 - \$475,000	17	14.05%	12.00	8.00	17.14	10.00	0.00
\$475,001 - \$675,000	16	13.22%	10.67	0.00	13.50	6.67	12.00
\$675,001 and up	13	10.74%	15.60	0.00	15.00	15.00	18.00
Market Supply of Inventory (MSI)			6.02	5.25	5.86	7.46	8.57
Total Active Inventory by Units		100%	6.02	28	65	23	5

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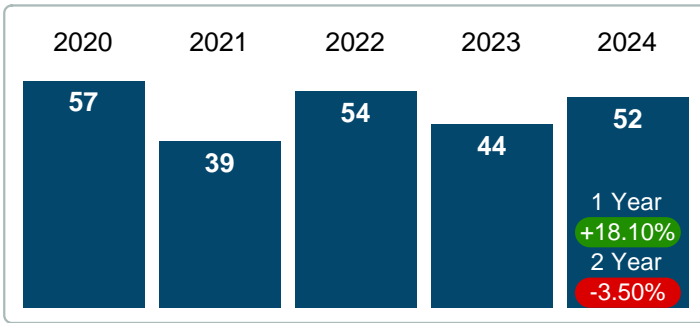
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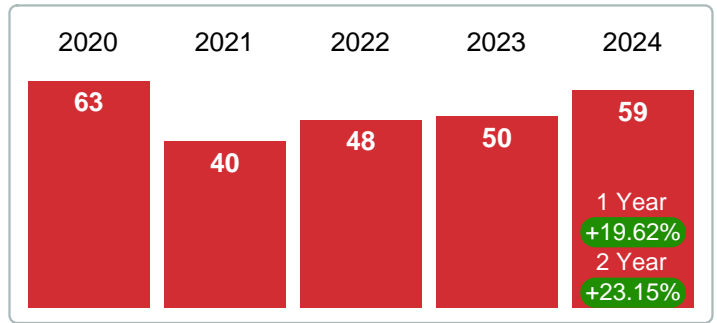
AVERAGE DAYS ON MARKET TO SALE

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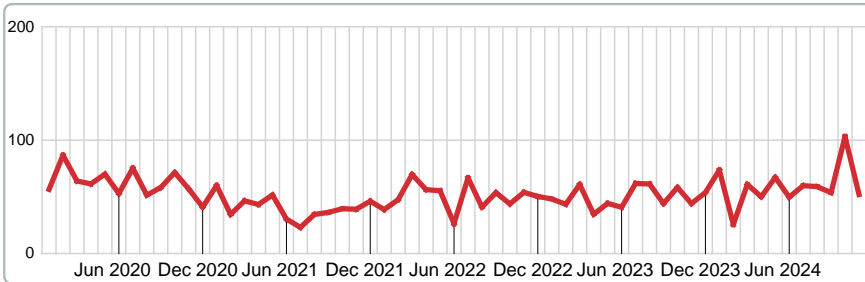
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

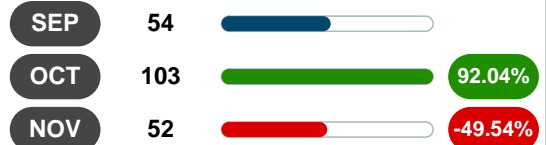


3 MONTHS

5 year NOV AVG = 49

High Oct 2024 103 Low Jul 2021 23

Average Days on Market to Sale this month at 52 above the 5 yr NOV 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
\$100,000 and less	15.00%	46	46	0	0	0
\$100,001 - \$100,000	0.00%	0	0	0	0	0
\$100,001 - \$150,000	25.00%	48	2	65	43	0
\$150,001 - \$275,000	15.00%	62	26	80	0	0
\$275,001 - \$375,000	20.00%	81	0	101	22	0
\$375,001 - \$750,000	20.00%	33	0	55	17	6
\$750,001 and up	5.00%	18	0	0	18	0
Average Closed DOM		52	33	77	25	6
Total Closed Units	100%	52	5	10	4	1
Total Closed Volume		5,884,900	671.90K	2.66M	1.80M	750.00K

November 2024



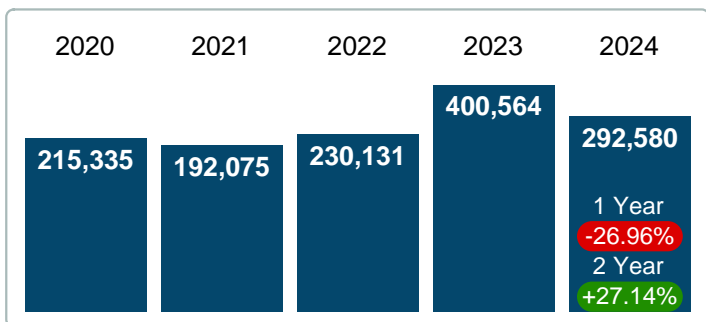
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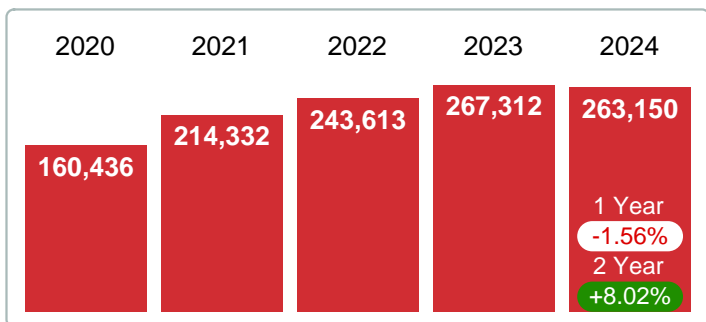
AVERAGE LIST PRICE AT CLOSING

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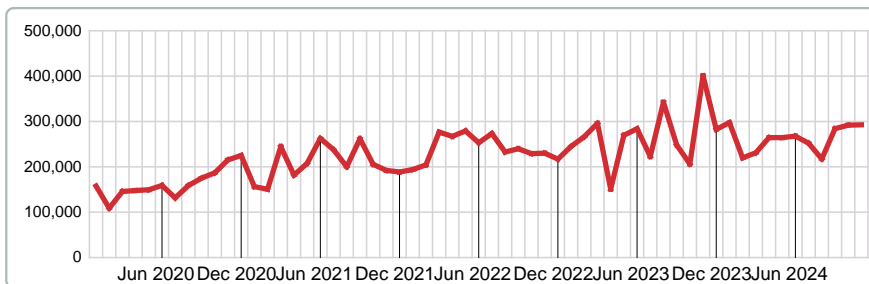
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

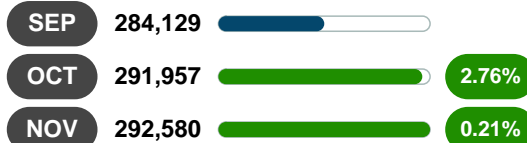


3 MONTHS

5 year NOV AVG = 266,137

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

Average List Price at Closing this month at **292,580**
above the 5 yr NOV average of **266,137**



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
\$100,000 and less	15.00%	93,300	96,633	0	0	0
\$100,001 - \$100,000	0.00%	0	0	0	0	0
\$100,001 - \$150,000	30.00%	133,983	150,000	131,633	149,000	0
\$150,001 - \$275,000	5.00%	246,000	100,000	285,450	0	0
\$275,001 - \$375,000	20.00%	324,200	0	323,967	395,000	0
\$375,001 - \$750,000	25.00%	490,000	0	447,500	510,000	650,000
\$750,001 and up	5.00%	775,000	0	0	775,000	0
Average List Price		292,580	107,980	283,270	457,250	650,000
Total Closed Units	100%	292,580	5	10	4	1
Total Closed Volume		5,851,600	539.90K	2.83M	1.83M	650.00K

November 2024



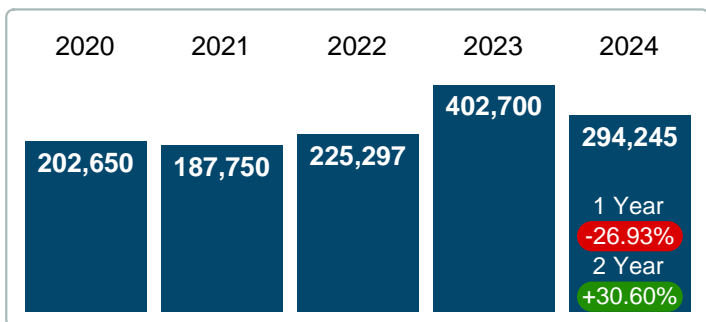
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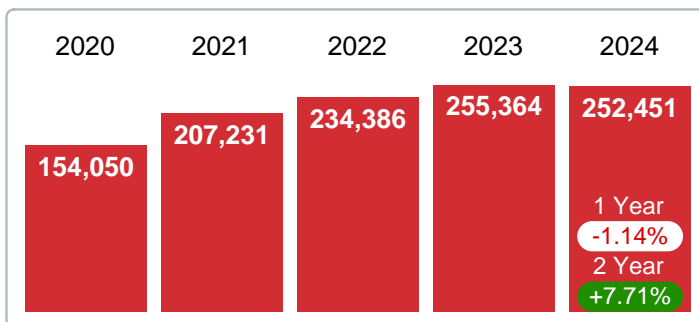
AVERAGE SOLD PRICE AT CLOSING

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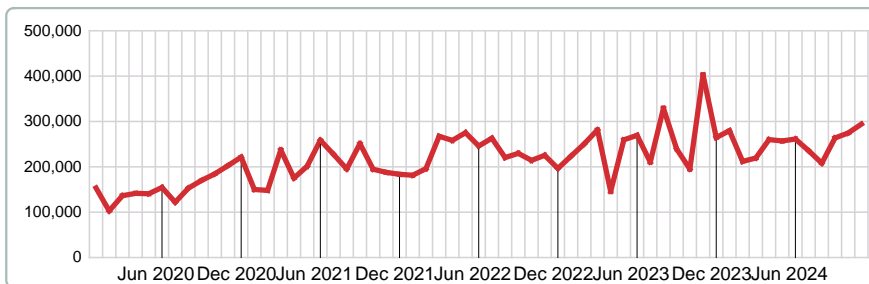
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

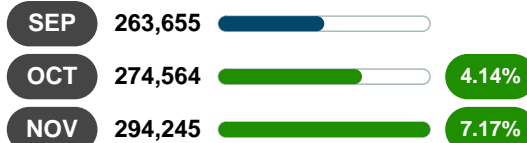


3 MONTHS

5 year NOV AVG = 262,528

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

Average Sold Price at Closing this month at 294,245 above the 5 yr NOV average of 262,528



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
\$100,000 and less	15.00%	90,633	90,633	0	0	0
\$100,001 - \$100,000	0.00%	0	0	0	0	0
\$100,001 - \$150,000	25.00%	133,000	140,000	127,000	144,000	0
\$150,001 - \$275,000	15.00%	260,333	260,000	260,500	0	0
\$275,001 - \$375,000	20.00%	318,000	0	302,333	365,000	0
\$375,001 - \$750,000	20.00%	523,750	0	427,500	490,000	750,000
\$750,001 and up	5.00%	800,000	0	0	800,000	0
Average Sold Price		294,245	134,380	266,400	449,750	750,000
Total Closed Units	100%	294,245	5	10	4	1
Total Closed Volume		5,884,900	671.90K	2.66M	1.80M	750.00K

November 2024



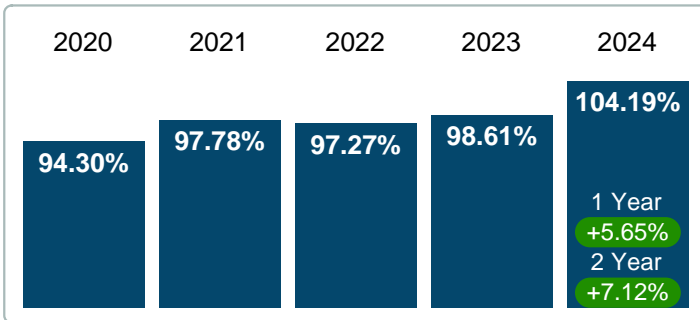
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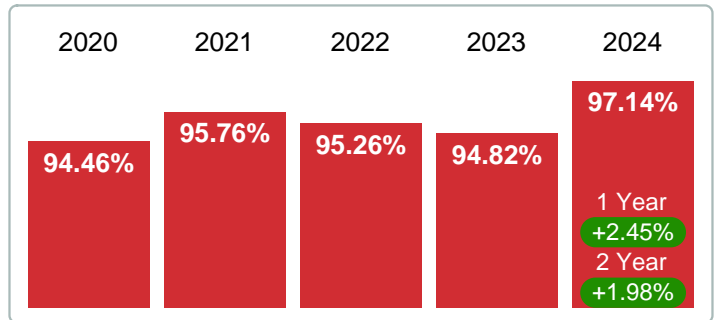
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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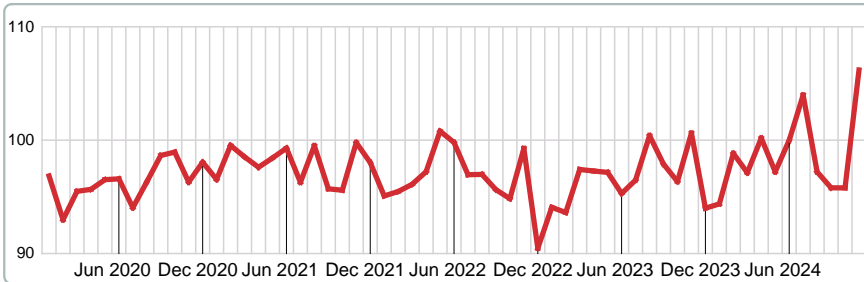
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

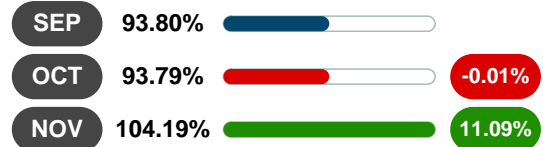


3 MONTHS

5 year NOV AVG = 98.43%

High Nov 2024 104.19% Low Dec 2022 88.47%

Average Sold/List Ratio this month at **104.19%** above the 5 yr NOV average of **98.43%**



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
\$100,000 and less	3	15.00%	94.01%	94.01%	0.00%	0.00%	0.00%
\$100,001 - \$100,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$100,001 - \$150,000	5	25.00%	95.73%	93.33%	96.22%	96.64%	0.00%
\$150,001 - \$275,000	3	15.00%	148.21%	260.00%	92.32%	0.00%	0.00%
\$275,001 - \$375,000	4	20.00%	93.27%	0.00%	93.56%	92.41%	0.00%
\$375,001 - \$750,000	4	20.00%	100.54%	0.00%	95.34%	96.08%	115.38%
\$750,001 and up	1	5.00%	103.23%	0.00%	0.00%	103.23%	0.00%
Average Sold/List Ratio			104.20%	127.07%	94.47%	97.09%	115.38%
Total Closed Units		100%	104.20%	5	10	4	1
Total Closed Volume				671.90K	2.66M	1.80M	750.00K

November 2024



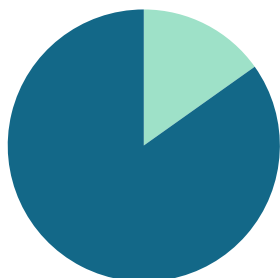
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

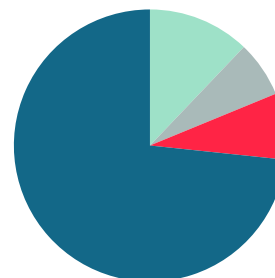


Inventory
 New Listings
22 = 15.17%
 Start Inventory
123
 Total Inventory Units
145
 Volume
\$52,425,640

Market Activity

Closed Sales
20 = 12.12%
 Pending Sales
11 = 6.67%
 Other Off Market
13 = 7.88%
 Active Inventory
121 = 73.33%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	14	20	42.86%	221	222	0.45%
Pending Sales	14	11	-21.43%	229	215	-6.11%
New Listings	22	22	0.00%	403	386	-4.22%
Average List Price	400,564	292,580	-26.96%	267,312	263,150	-1.56%
Average Sale Price	402,700	294,245	-26.93%	255,364	252,451	-1.14%
Average Percent of Selling Price to List Price	98.61%	104.19%	5.65%	94.82%	97.14%	2.45%
Average Days on Market to Sale	44.07	52.05	18.10%	49.64	59.38	19.62%
Monthly Inventory	101	121	19.80%	101	121	19.80%
Months Supply of Inventory	4.87	6.02	23.78%	4.87	6.02	23.78%

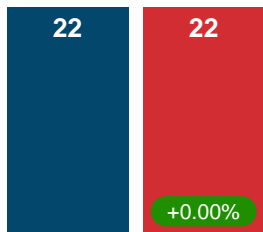
Absorption: Last 12 months, an Average of **20** Sales/Month

Inventory on November 30, 2024 = **121** 2023 2024

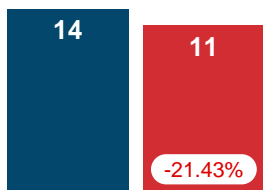
NOVEMBER MARKET

AVERAGE PRICES

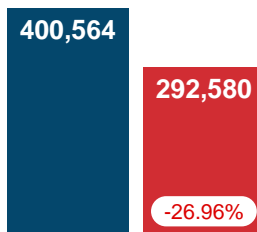
New Listings



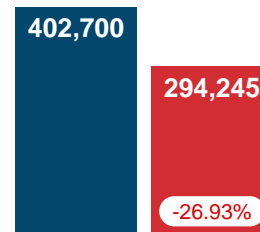
Pending Listings



List Price



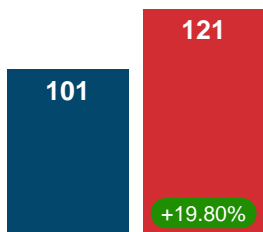
Sale Price



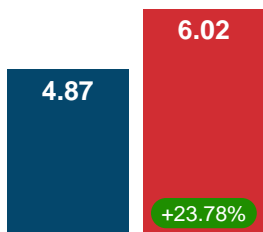
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

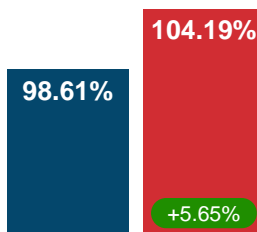
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

