

# December 2024



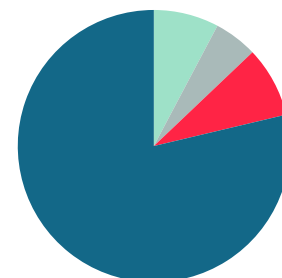
Area Delimited by County Of McIntosh - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Jan 13, 2025 for MLS Technology Inc.

Compared Metrics	December		
	2023	2024	+/-%
Closed Listings	19	12	-36.84%
Pending Listings	13	8	-38.46%
New Listings	23	22	-4.35%
Average List Price	282,505	312,283	10.54%
Average Sale Price	264,539	293,667	11.01%
Average Percent of Selling Price to List Price	92.00%	95.57%	3.88%
Average Days on Market to Sale	53.84	82.17	52.61%
End of Month Inventory	93	122	31.18%
Months Supply of Inventory	4.65	6.26	34.55%



■ Closed (7.74%)  
■ Pending (5.16%)  
■ Other OffMarket (8.39%)  
■ Active (78.71%)

**Absorption:** Last 12 months, an Average of **20** Sales/Month  
**Active Inventory** as of December 31, 2024 = **122**

### Analysis Wrap-Up

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

The total housing inventory at the end of December 2024 rose **31.18%** to 122 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 **6.26** 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 **11.01%** in December 2024 to \$293,667 versus the previous year at \$264,539.

#### Average Days on Market Lengthens

The average number of **82.17** days that homes spent on the market before selling increased by 28.32 days or **52.61%** in December 2024 compared to last year's same month at **53.84** DOM.

#### Sales Success for December 2024 is Positive

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

There were 22 New Listings in December 2024, down **4.35%** from last year at 23. Furthermore, there were 12 Closed Listings this month versus last year at 19, a **-36.84%** decrease.

Closed versus Listed trends yielded a **54.5%** ratio, down from previous year's, December 2023, at **82.6%**, a **33.97%** 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>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

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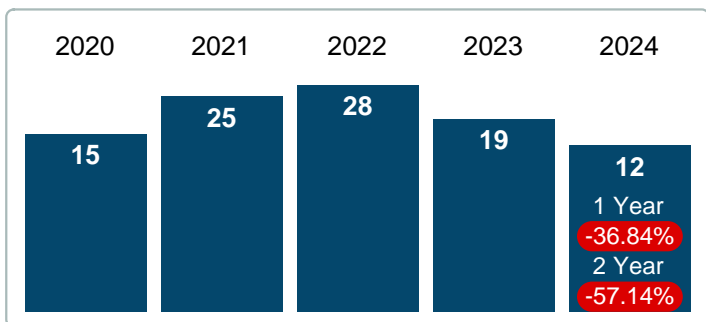
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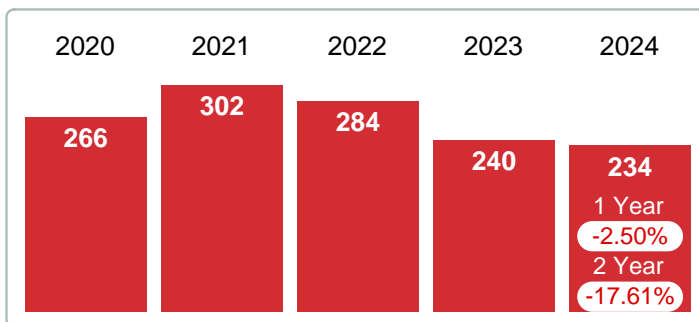
## CLOSED LISTINGS

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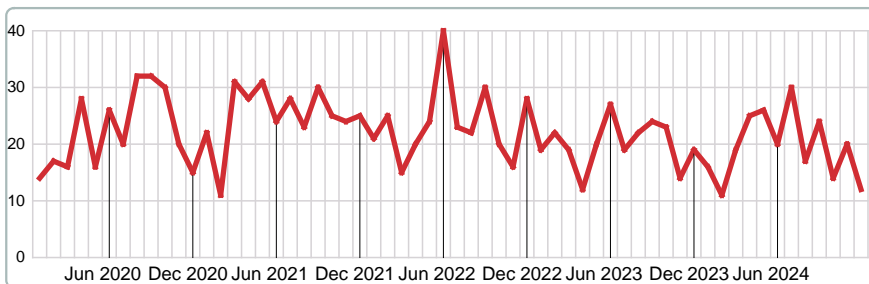
### DECEMBER



### YEAR TO DATE (YTD)

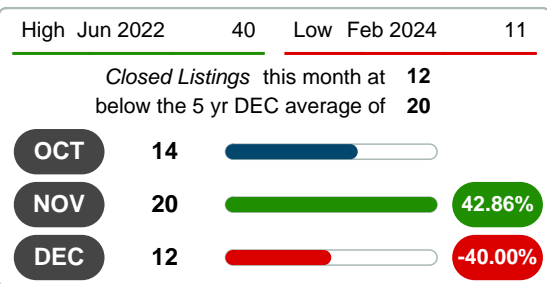


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 20



### 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	1	8.33%	82.0	1	0	0	0
\$100,001 - \$125,000	1	8.33%	80.0	1	0	0	0
\$125,001 - \$150,000	1	8.33%	100.0	0	1	0	0
\$150,001 - \$250,000	4	33.33%	60.5	2	1	1	0
\$250,001 - \$275,000	2	16.67%	99.5	1	0	1	0
\$275,001 - \$500,000	1	8.33%	10.0	0	1	0	0
\$500,001 and up	2	16.67%	136.5	1	0	1	0
<b>Total Closed Units</b>	<b>12</b>			<b>6</b>	<b>3</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>3,524,000</b>	<b>100%</b>	<b>82.2</b>	<b>1.28M</b>	<b>608.00K</b>	<b>1.64M</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$293,667</b>			<b>\$212,667</b>	<b>\$202,667</b>	<b>\$546,667</b>	<b>\$0</b>

# December 2024



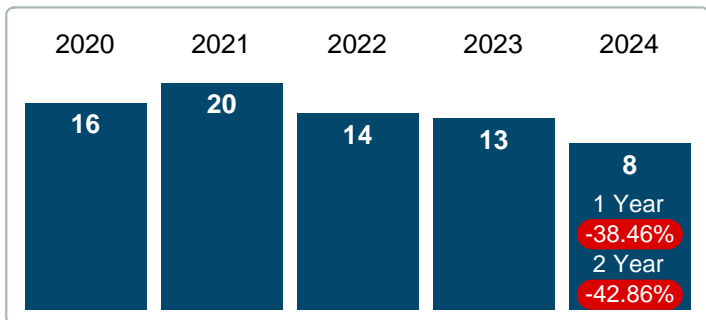
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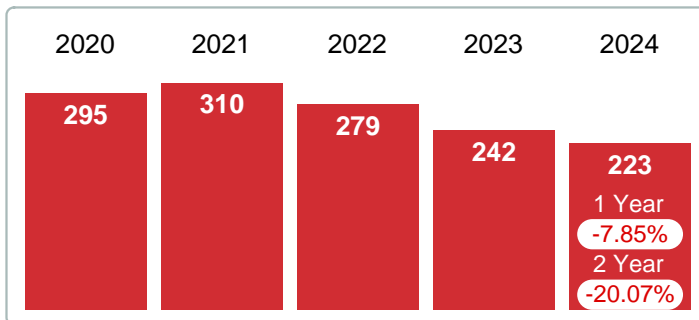
## PENDING LISTINGS

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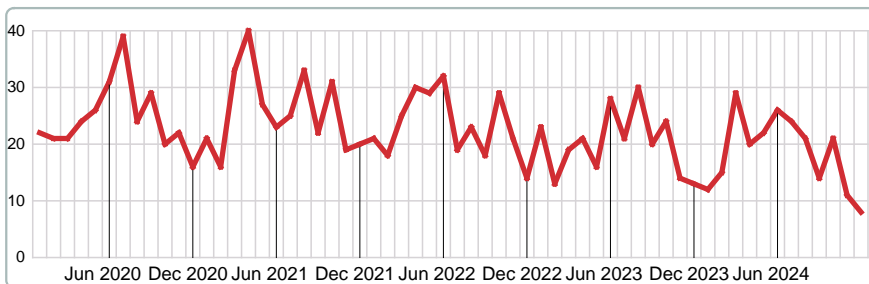
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 14

High Apr 2021 40 Low Dec 2024 8

Pending Listings this month at 8 below the 5 yr DEC average of 14

- OCT 21
- NOV 11 (-47.62%)
- DEC 8 (-27.27%)

### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	0	0.00%	0.0	0	0	0	0
\$150,001 - \$150,000	0	0.00%	0.0	0	0	0	0
\$150,001 - \$175,000	3	37.50%	139.0	0	3	0	0
\$175,001 - \$300,000	2	25.00%	47.5	1	1	0	0
\$300,001 - \$350,000	1	12.50%	33.0	0	1	0	0
\$350,001 - \$775,000	2	25.00%	19.5	0	2	0	0
\$775,001 and up	0	0.00%	0.0	0	0	0	0
<b>Total Pending Units</b>	<b>8</b>			<b>1</b>	<b>7</b>	<b>0</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>2,383,700</b>	<b>100%</b>	<b>0.0</b>	<b>230.00K</b>	<b>2.15M</b>	<b>0.00B</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$175,000</b>			<b>\$230,000</b>	<b>\$307,671</b>	<b>\$0</b>	<b>\$0</b>

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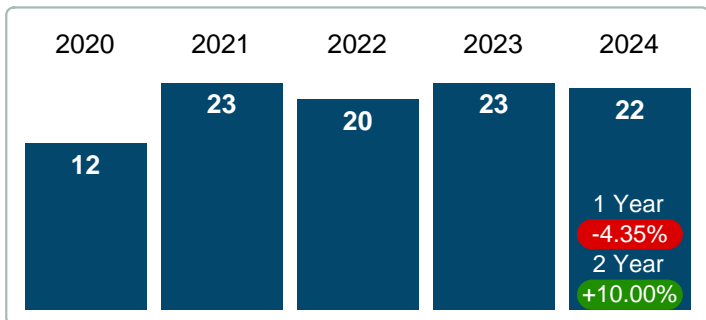
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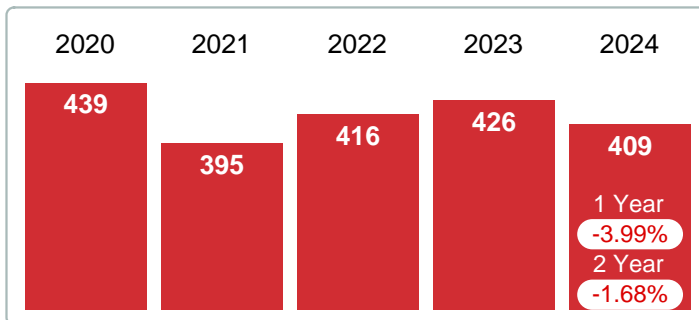
## NEW LISTINGS

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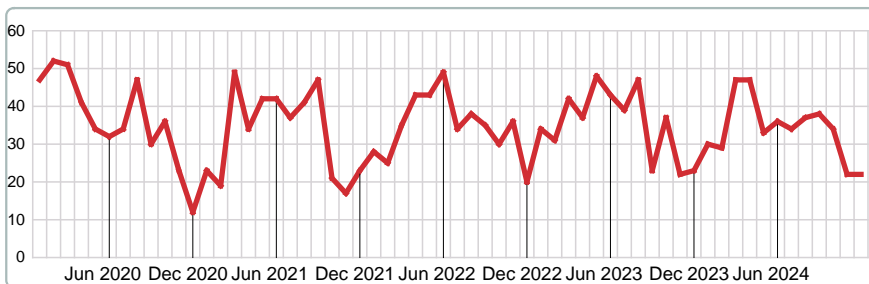
### DECEMBER



### YEAR TO DATE (YTD)

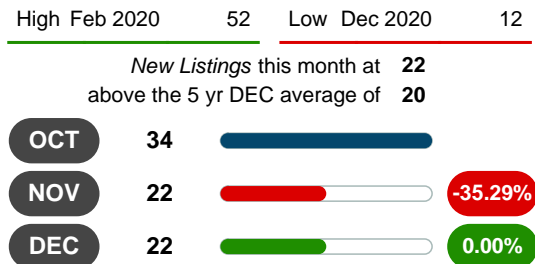


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 20



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	1	4.55%	0	1	0	0
\$125,001 - \$175,000	4	18.18%	2	2	0	0
\$175,001 - \$175,000	0	0.00%	0	0	0	0
\$175,001 - \$350,000	8	36.36%	2	5	1	0
\$350,001 - \$475,000	4	18.18%	1	1	1	1
\$475,001 - \$675,000	2	9.09%	0	1	0	1
\$675,001 and up	3	13.64%	0	2	1	0
<b>Total New Listed Units</b>	<b>22</b>		<b>5</b>	<b>12</b>	<b>3</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>7,495,400</b>	<b>100%</b>	<b>1.09M</b>	<b>4.22M</b>	<b>1.29M</b>	<b>898.90K</b>
<b>Average New Listed Listing Price</b>	<b>\$175,000</b>		<b>\$217,360</b>	<b>\$351,725</b>	<b>\$429,667</b>	<b>\$449,450</b>

# December 2024



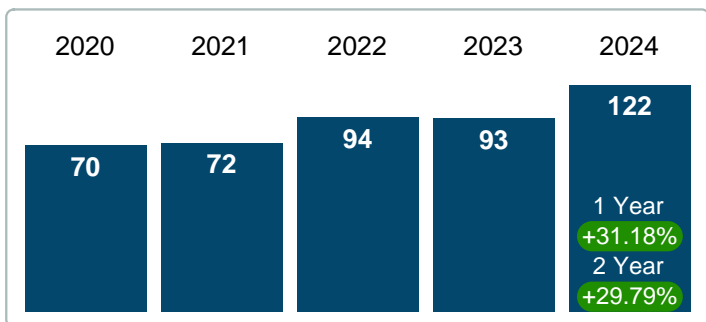
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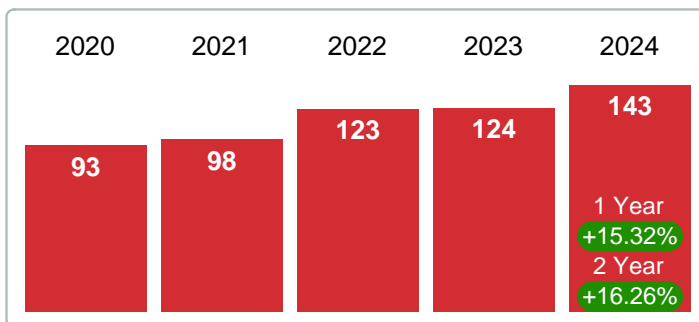
## ACTIVE INVENTORY

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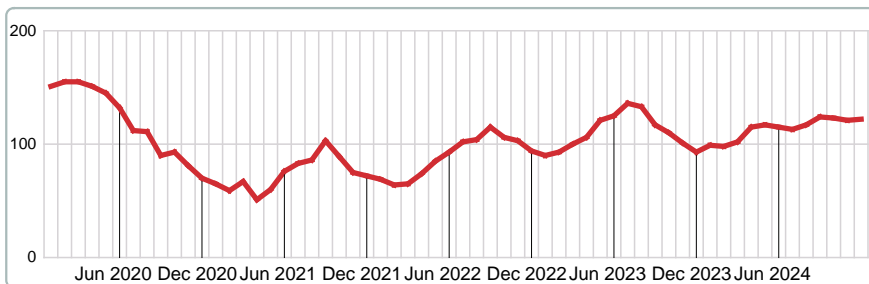
### END OF DECEMBER



### ACTIVE DURING DECEMBER



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 90

High Mar 2020 155 Low Apr 2021 51

Inventory this month at **122**  
above the 5 yr DEC average of **90**

- OCT** 123 █
- NOV** 121 █ -1.63%
- DEC** 122 █ 0.83%

### 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	11	9.02%	81.5	8	3	0	0
\$125,001 - \$150,000	11	9.02%	98.0	6	5	0	0
\$150,001 - \$200,000	21	17.21%	84.8	9	10	2	0
\$200,001 - \$375,000	32	26.23%	102.3	3	23	6	0
\$375,001 - \$475,000	17	13.93%	85.2	2	9	5	1
\$475,001 - \$675,000	16	13.11%	134.7	1	10	4	1
\$675,001 and up	14	11.48%	111.2	0	5	6	3
<b>Total Active Inventory by Units</b>	<b>122</b>			<b>29</b>	<b>65</b>	<b>23</b>	<b>5</b>
<b>Total Active Inventory by Volume</b>	<b>44,246,739</b>	<b>100%</b>	<b>99.9</b>	<b>5.26M</b>	<b>22.77M</b>	<b>12.28M</b>	<b>3.94M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$362,678</b>			<b>\$181,325</b>	<b>\$350,362</b>	<b>\$533,820</b>	<b>\$787,380</b>

# December 2024



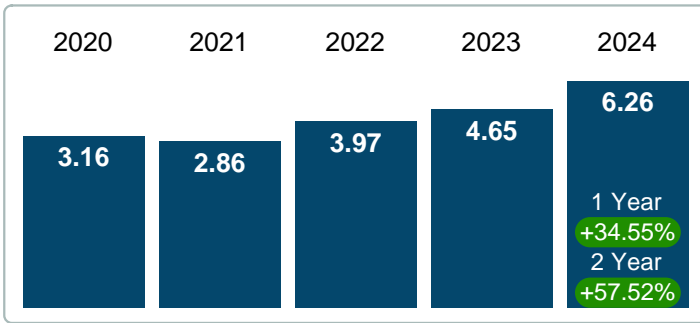
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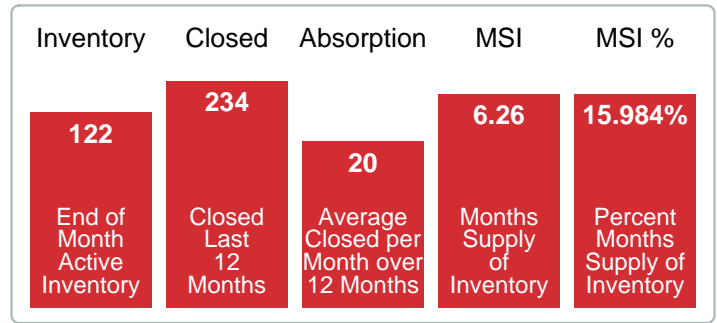
## MONTHS SUPPLY of INVENTORY (MSI)

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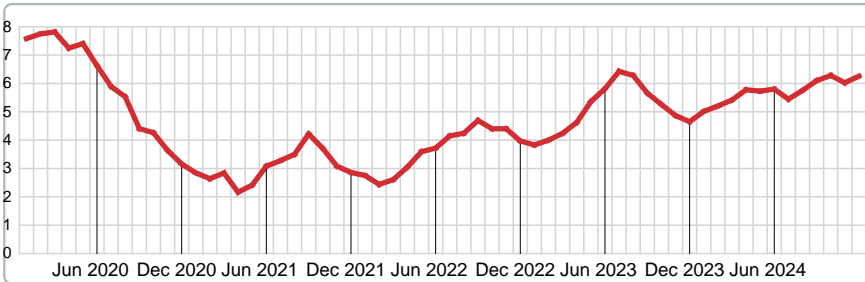
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2024

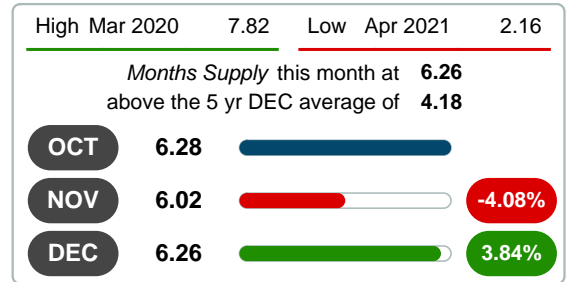


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 4.18



### 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	11	9.02%	2.54	3.31	1.64	0.00	0.00
\$125,001 - \$150,000	11	9.02%	4.55	8.00	3.75	0.00	0.00
\$150,001 - \$200,000	21	17.21%	6.46	7.71	6.00	6.00	0.00
\$200,001 - \$375,000	32	26.23%	5.41	4.50	5.31	7.20	0.00
\$375,001 - \$475,000	17	13.93%	12.00	8.00	15.43	10.00	12.00
\$475,001 - \$675,000	16	13.11%	12.80	12.00	15.00	8.00	0.00
\$675,001 and up	14	11.48%	15.27	0.00	15.00	14.40	18.00
Market Supply of Inventory (MSI)			6.26	5.44	6.05	7.67	12.00
Total Active Inventory by Units		100%	6.26	29	65	23	5

# December 2024



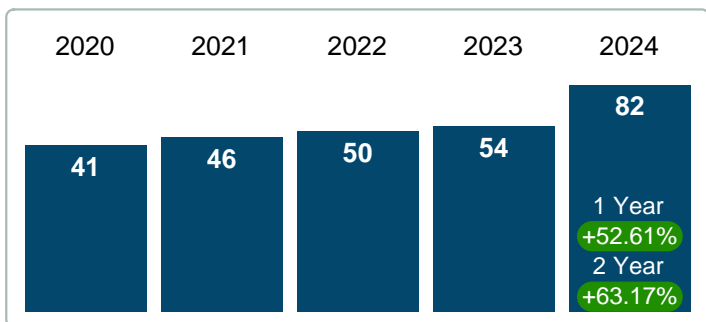
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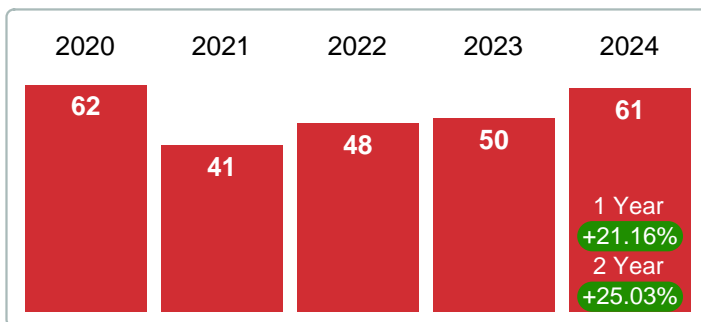
## AVERAGE DAYS ON MARKET TO SALE

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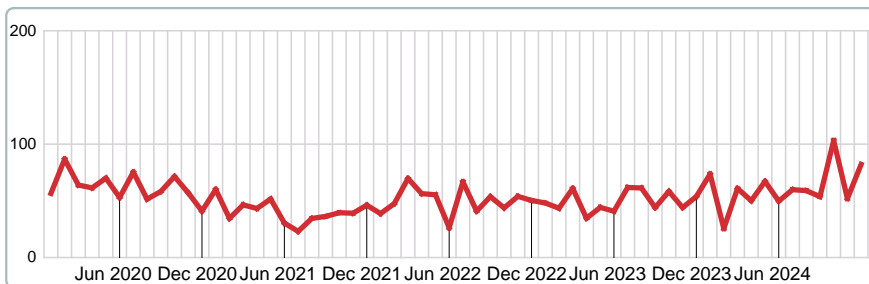
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

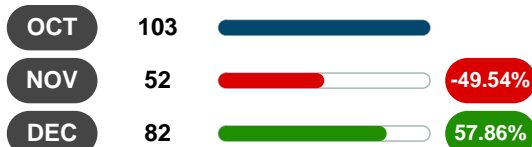


### 3 MONTHS

5 year DEC AVG = 55

High Oct 2024 103 Low Jul 2021 23

Average Days on Market to Sale this month at 82 above the 5 yr DEC average of 55



### 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	8.33%	82	82	0	0	0
\$100,001 - \$125,000	8.33%	80	80	0	0	0
\$125,001 - \$150,000	8.33%	100	0	100	0	0
\$150,001 - \$250,000	33.33%	61	76	1	89	0
\$250,001 - \$275,000	16.67%	100	119	0	80	0
\$275,001 - \$500,000	8.33%	10	0	10	0	0
\$500,001 and up	16.67%	137	177	0	96	0
Average Closed DOM		82	102	37	88	0
Total Closed Units	100%	82	6	3	3	
Total Closed Volume		3,524,000	1.28M	608.00K	1.64M	0.00B

# December 2024



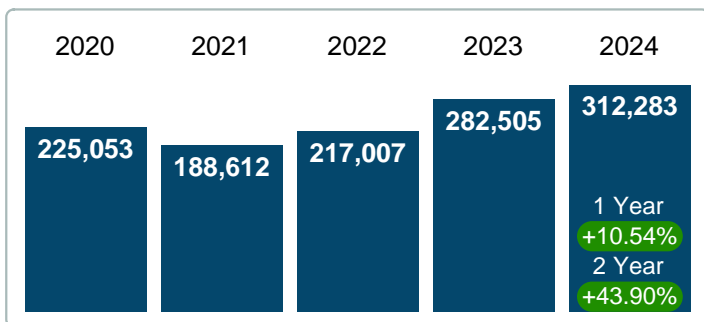
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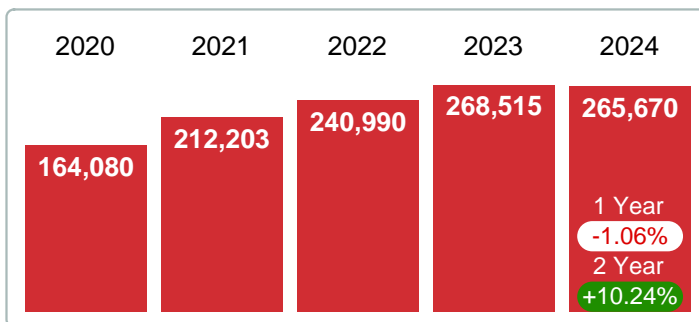
## AVERAGE LIST PRICE AT CLOSING

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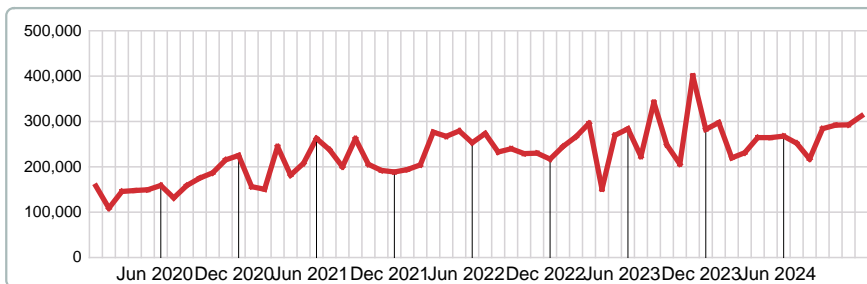
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 245,092

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

Average List Price at Closing this month at **312,283**  
above the 5 yr DEC average of **245,092**

- OCT** 291,957
- NOV** 292,580 0.21%
- DEC** 312,283 6.73%

### 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	1	8.33%	68,500	68,500	0	0	0
\$100,001 - \$125,000	0	0.00%	0	135,000	0	0	0
\$125,001 - \$150,000	1	8.33%	135,000	0	179,000	0	0
\$150,001 - \$250,000	6	50.00%	192,500	166,000	175,000	230,000	0
\$250,001 - \$275,000	2	16.67%	269,950	269,900	0	270,000	0
\$275,001 - \$500,000	1	8.33%	499,000	0	239,000	0	0
\$500,001 and up	1	8.33%	1,350,000	499,000	0	1,350,000	0
<b>Average List Price</b>			<b>312,283</b>	<b>217,400</b>	<b>197,667</b>	<b>616,667</b>	<b>0</b>
<b>Total Closed Units</b>		<b>100%</b>	<b>312,283</b>	<b>6</b>	<b>3</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>				<b>1.30M</b>	<b>593.00K</b>	<b>1.85M</b>	<b>0.00B</b>



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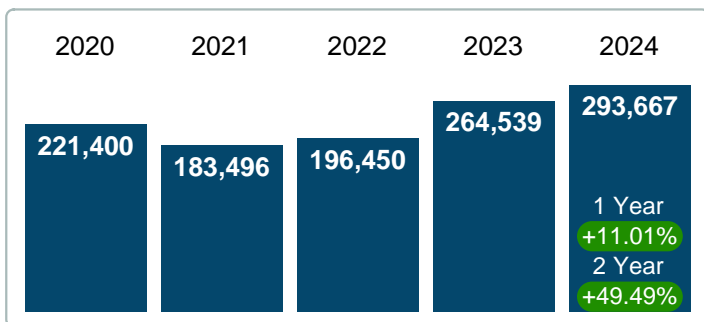
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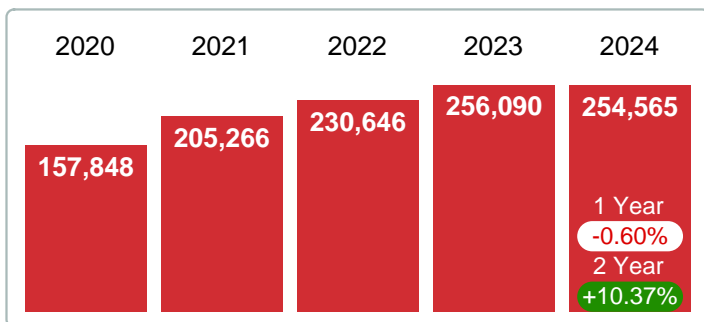
## AVERAGE SOLD PRICE AT CLOSING

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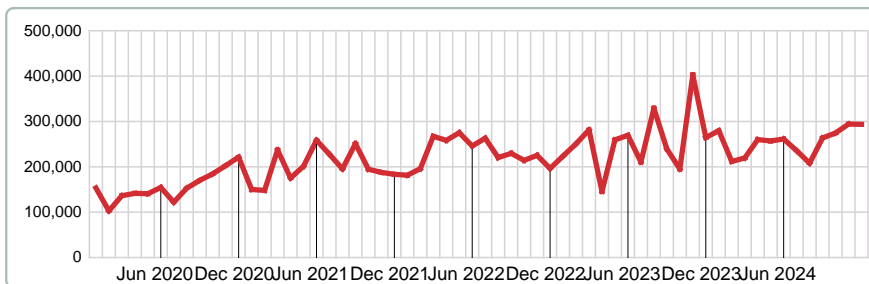
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

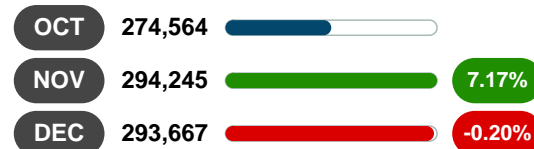


### 3 MONTHS

5 year DEC AVG = 231,910

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

Average Sold Price at Closing this month at **293,667** above the 5 yr DEC average of **231,910**



### 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	8.33%	60,000	60,000	0	0	0
\$100,001 - \$125,000	8.33%	110,000	110,000	0	0	0
\$125,001 - \$150,000	8.33%	140,000	0	140,000	0	0
\$150,001 - \$250,000	33.33%	180,250	160,500	175,000	225,000	0
\$250,001 - \$275,000	16.67%	265,000	265,000	0	265,000	0
\$275,001 - \$500,000	8.33%	293,000	0	293,000	0	0
\$500,001 and up	16.67%	835,000	520,000	0	1,150,000	0
<b>Average Sold Price</b>		<b>293,667</b>	<b>212,667</b>	<b>202,667</b>	<b>546,667</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>293,667</b>	<b>6</b>	<b>3</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>3,524,000</b>	<b>1.28M</b>	<b>608.00K</b>	<b>1.64M</b>	<b>0.00B</b>

# December 2024



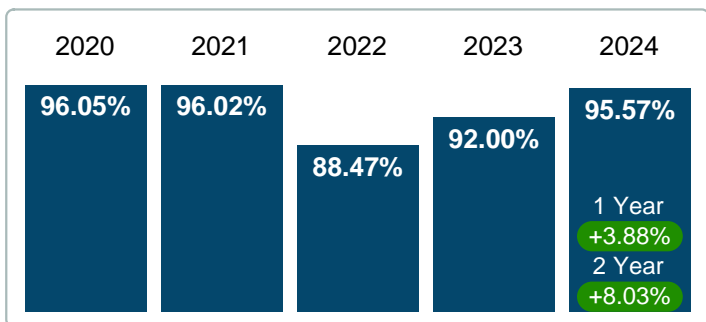
Area Delimited by County Of McIntosh - Residential Property Type



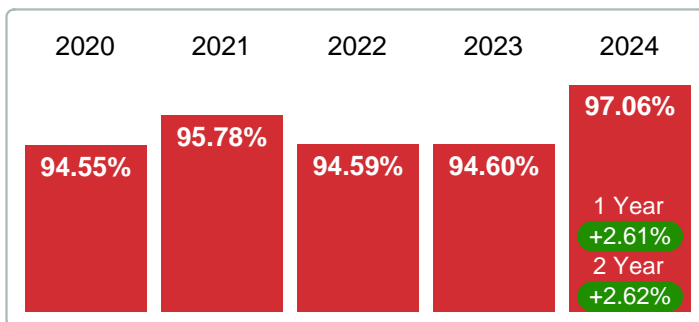
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jan 13, 2025 for MLS Technology Inc.

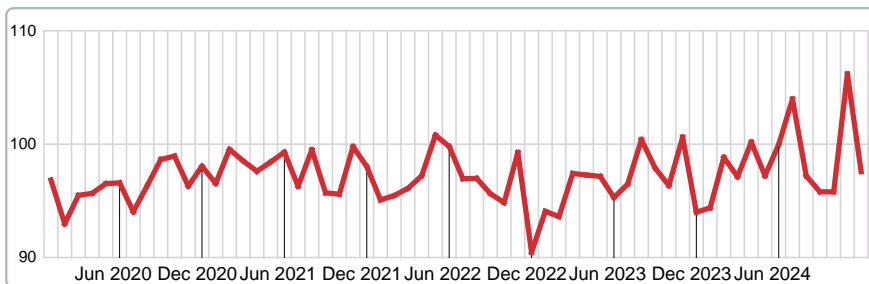
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

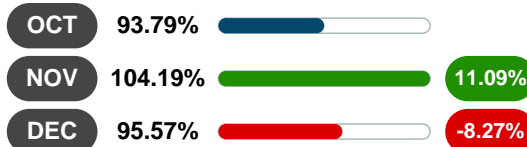


### 3 MONTHS

5 year DEC AVG = 93.62%

High Nov 2024 104.19% Low Dec 2022 88.47%

Average Sold/List Ratio this month at **95.57%** above the 5 yr DEC average of **93.62%**



### 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	1	8.33%	87.59%	87.59%	0.00%	0.00%	0.00%
\$100,001 - \$125,000	1	8.33%	81.48%	81.48%	0.00%	0.00%	0.00%
\$125,001 - \$150,000	1	8.33%	78.21%	0.00%	78.21%	0.00%	0.00%
\$150,001 - \$250,000	4	33.33%	97.81%	96.71%	100.00%	97.83%	0.00%
\$250,001 - \$275,000	2	16.67%	98.17%	98.18%	0.00%	98.15%	0.00%
\$275,001 - \$500,000	1	8.33%	122.59%	0.00%	122.59%	0.00%	0.00%
\$500,001 and up	2	16.67%	94.70%	104.21%	0.00%	85.19%	0.00%
Average Sold/List Ratio		95.60%		94.15%	100.27%	93.72%	0.00%
Total Closed Units		12	100%	6	3	3	
Total Closed Volume		3,524,000		1.28M	608.00K	1.64M	0.00B

# December 2024



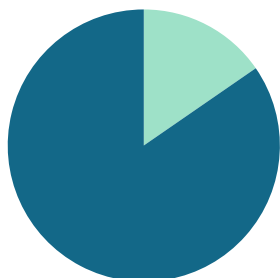
Area Delimited by County Of McIntosh - Residential Property Type



## MARKET SUMMARY

Report produced on Jan 13, 2025 for MLS Technology Inc.

### INVENTORY

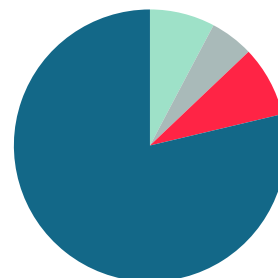


**Inventory**  
 New Listings  
**22 = 15.38%**  
 Start Inventory  
**121**  
 Total Inventory Units  
**143**  
 Volume  
**\$51,198,439**

### Market Activity

Closed Sales  
**12 = 7.74%**  
 Pending Sales  
**8 = 5.16%**  
 Other Off Market  
**13 = 8.39%**  
 Active Inventory  
**122 = 78.71%**

### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	19	12	-36.84%	240	234	-2.50%
Pending Sales	13	8	-38.46%	242	223	-7.85%
New Listings	23	22	-4.35%	426	409	-3.99%
Average List Price	282,505	312,283	10.54%	268,515	265,670	-1.06%
Average Sale Price	264,539	293,667	11.01%	256,090	254,565	-0.60%
Average Percent of Selling Price to List Price	92.00%	95.57%	3.88%	94.60%	97.06%	2.61%
Average Days on Market to Sale	53.84	82.17	52.61%	49.97	60.55	21.16%
Monthly Inventory	93	122	31.18%	93	122	31.18%
Months Supply of Inventory	4.65	6.26	34.55%	4.65	6.26	34.55%

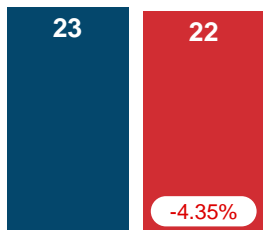
**Absorption:** Last 12 months, an Average of **20** Sales/Month

**Inventory** on December 31, 2024 = **122** 2023 2024

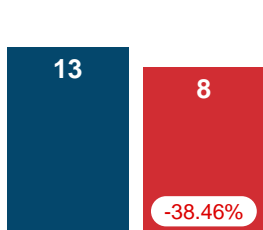
### DECEMBER MARKET

### AVERAGE PRICES

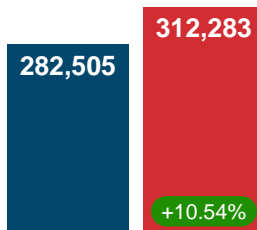
#### New Listings



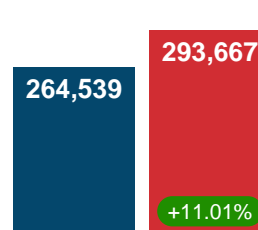
#### Pending Listings



#### List Price



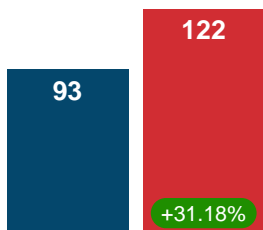
#### Sale Price



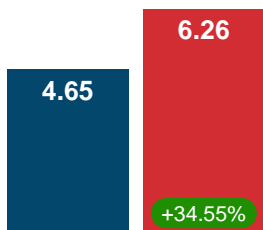
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

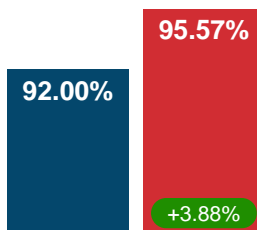
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

